



Offers In The Region Of £350,000

4 Bedroom Detached House for sale

62 Ash Drive, South Molton



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Overview

Situated in a sought-after residential area on the edge of South Molton, this modern four-bedroom detached executive-style home combines contemporary living with everyday practicality. Built by the renowned Elan Homes in 2015, the property presents an immaculate, well-maintained interior ideal for growing families and professionals alike.

SOME IMAGES HAVE BEEN STAGED TO ASSIST THE BUYER



Key Features

- MODERN EXECUTIVE STYLE DETACHED HOME
- 4 BEDROOMS
- CORNER PLOT
- ENCLOSED REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY
- SOLAR PANELS
- CLOSE TO THE TOWN CENTRE AND LOCAL SCHOOLS
- WHAT3WORDS///humans.requires.squabbles







This modern and well-presented four-bedroom detached house offers the perfect blend of contemporary living and convenient location. Built in 2015 by renowned HNBC-registered builders Elan Homes, the property is wonderfully low-maintenance and situated within a sought-after residential area of South Molton.

Set on a corner plot, the house proudly stands with parking for two cars on the driveway and a single garage for secure storage. Solar panels add to the home's sustainable appeal. The exterior is complemented by a fully enclosed rear garden, boasting an inviting patio area ideal for al fresco dining, a well-maintained lawn for family recreation or easy gardening, and an additional handy garden shed.

Step inside to a thoughtfully designed ground floor where a spacious lounge and/or dining area lays the groundwork for both relaxation and entertaining. A feature electric fire adds warmth and cosiness. The beautifully fitted kitchen-breakfast room is perfect for family gatherings, featuring integrated appliances and generous space for a large American-style fridge freezer, while double patio doors create a seamless flow to the garden, flooding the kitchen and dining area with natural sunlight. There is ample utility space along with a convenient downstairs cloakroom for everyday ease.

Upstairs, the home continues to impress with four generously sized bedrooms that offer comfort and flexibility for families, guests, or home working. The family bathroom is modern and well-appointed, whilst the master bedroom enjoys its own stylish en-suite, ensuring privacy and convenience.

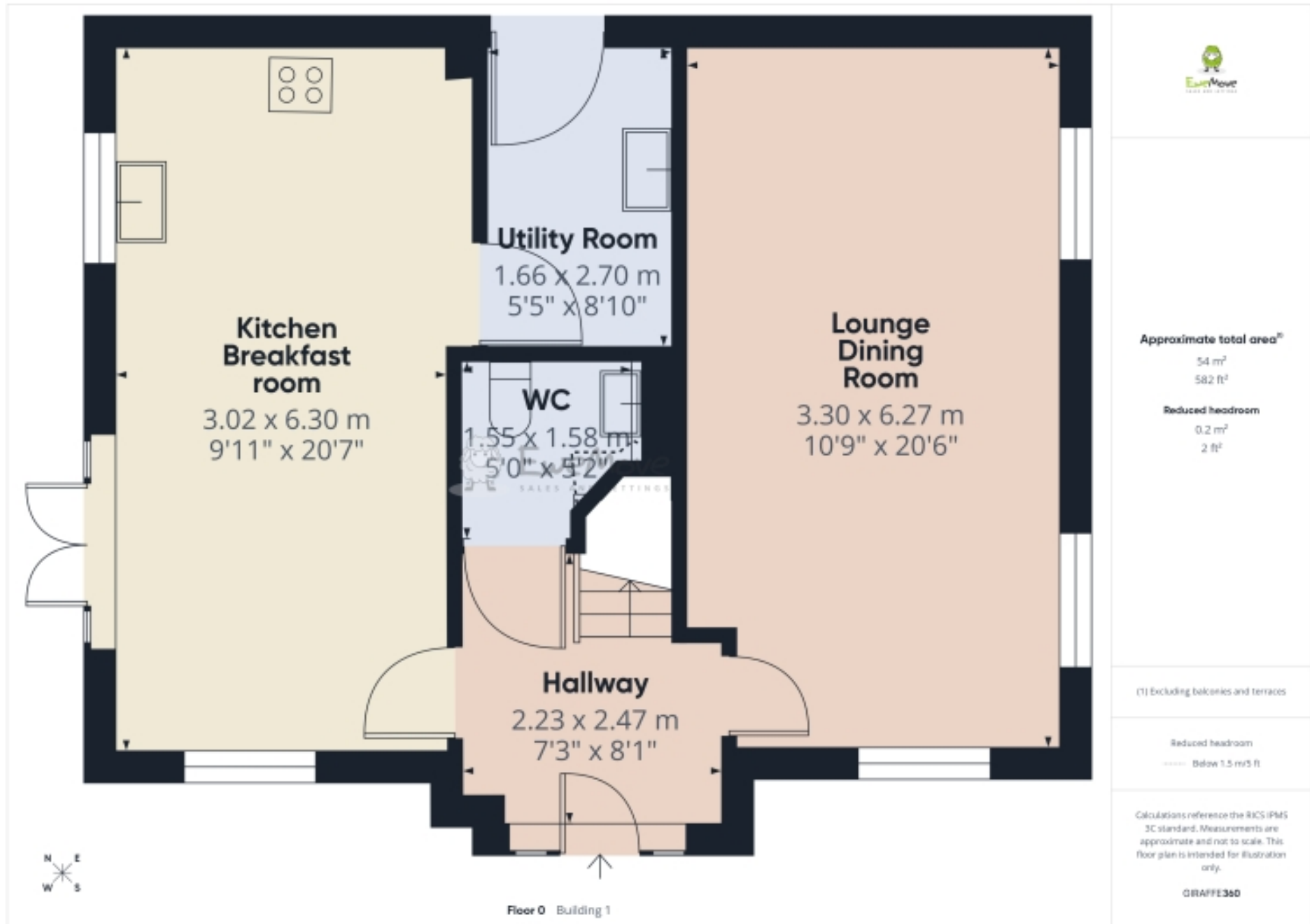
Ash Drive enjoys an excellent position on the edge of South Molton, within easy reach of the bustling town centre. Residents have quick access to a superb mix of independent shops, supermarkets, the award-winning Pannier Market, and highly regarded local schools. For leisure and recreation, the North Devon coast-a designated Area of Outstanding Natural Beauty (AONB)-is easily accessible via the nearby A361, while Barnstaple's market town offers unique eating, leisure, and entertainment facilities a short drive away. Transport links are particularly strong, with the A361 leading westwards and the M5 (J27) just to the east for swift connections to Exeter and Taunton.



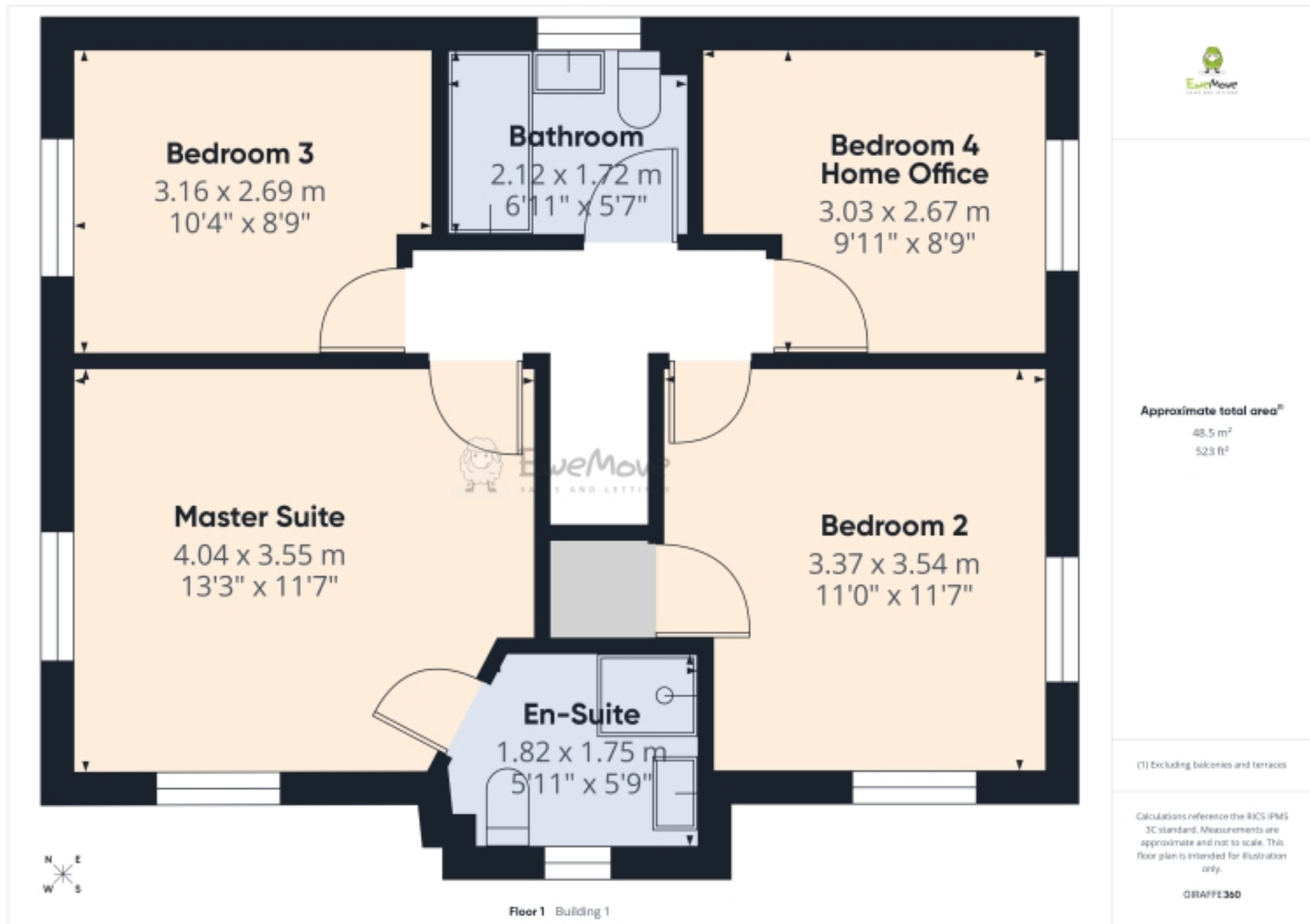
Offering 1,251 sq ft of well-conceived living space, a private treaty purchase, and an endlessly convenient lifestyle in a popular, family-friendly setting-this beautiful home is ideally suited for those seeking style, comfort, and superb local amenities.

An internal viewing is highly recommended to fully appreciate all this fantastic property has to offer. Arrange your viewing today.

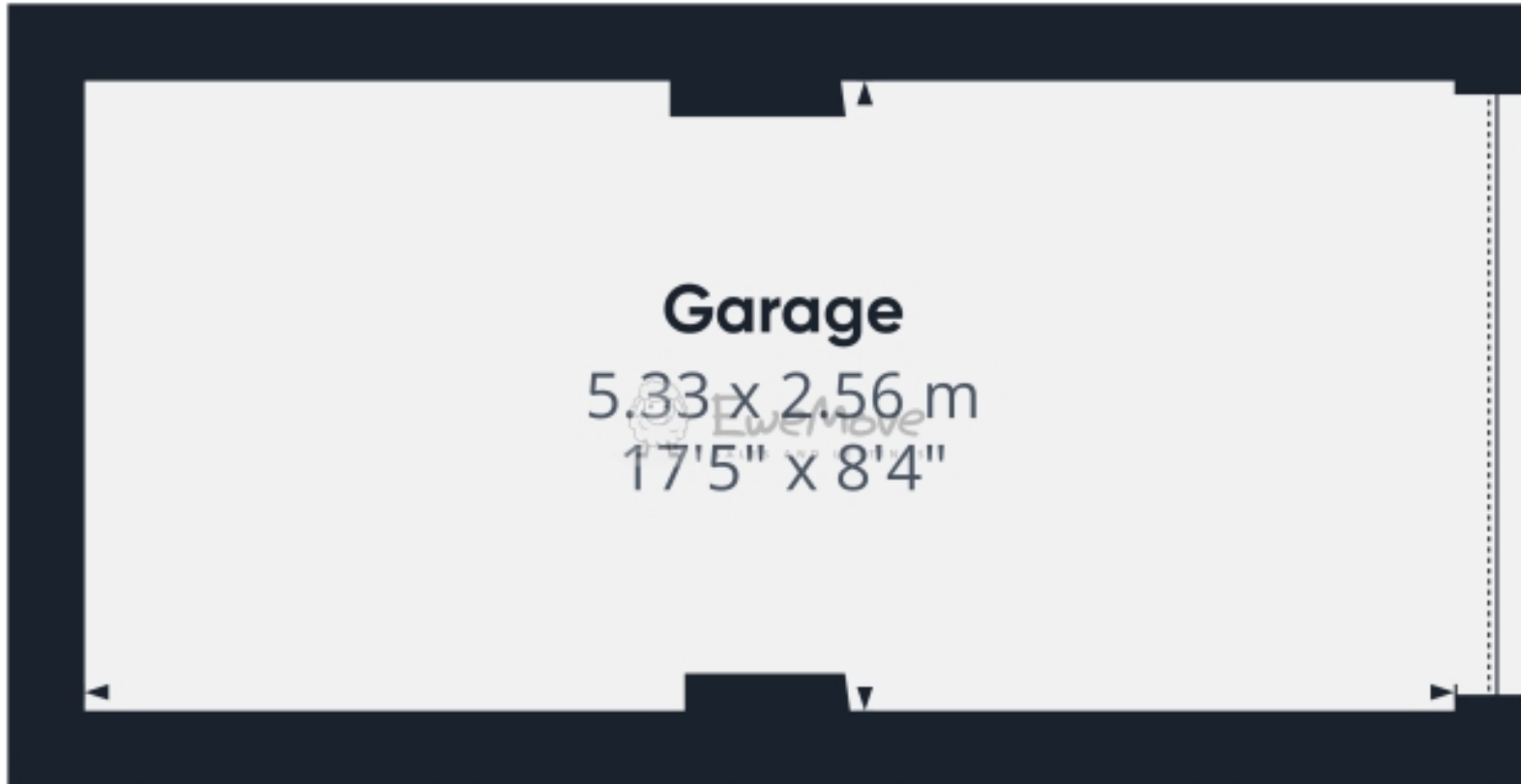
Floorplans



Floorplans



Floorplans



Garage
5.33 x 2.56 m
17'5" x 8'4"

Approximate total area⁽¹⁾
13.6 m²
146 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES60



EPC

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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