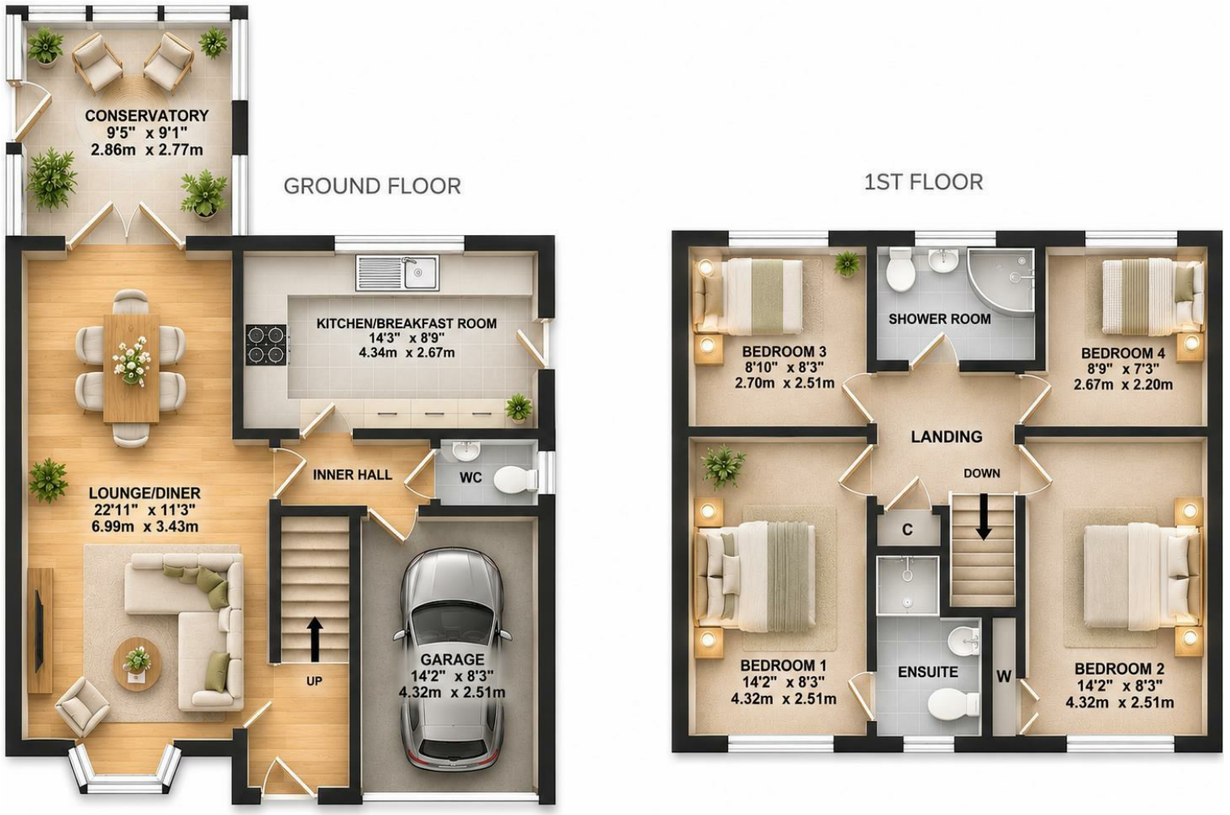
PS&D

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Directions

From our office proceed out of town in the direction of Bideford and proceed over the long bridge and up Sticklepath Hill. At the Cedars Inn roundabout turn left down the hill and turn right at the next roundabout onto Old Bideford Road. Take the 4th turning on the right into Westermoor Way and proceed for approximately 150 yards over the mini roundabout and turn left into Middlecombe Drive. Kilnwood Park is a turning on the left hand side off Middlecombe Drive. Number 10 can be found in the right hand

Looking to sell? Let us value your property for free!

Call 01271 327878

or email barnstaple@phillipsland.com

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4 Bed House - Detached

10 Kilnwood Park, Roundswell, Barnstaple, EX31 3UR

Asking Price

£350,000

- DRIVEWAY PARKING AND INTEGRAL GARAGE
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- LANDSCAPED SOUTH WESTERLY REAR GARDEN
- CONSERVATORY OVERLOOKING THE GARDEN
- TUCKED AWAY IN A CUL DE SAC
- SHOPS, SCHOOLS AND BUS ROUTES WITHIN WALKING DISTANCE





Overview

Tucked away at the end of a cul de sac, this four bedroom detached home is within an easy walk of local shops, schools and bus routes. The owners have looked after it well. They've added a conservatory and landscaped the south westerly garden, and the house is ready for a family to move straight in.

As you step through the front door, the entrance hall takes you past the stairs and into the lounge/diner. At almost 23 feet long, this is the room the family will spend most of their time in. A bay window lights the sitting area at the front, and the far end has space for a proper dining table. French doors open from there into the conservatory, a recent addition that looks out over the garden. It makes a lovely spot for a morning coffee, and it has its own door straight outside for summer evenings.

The kitchen/breakfast room sits at the rear of the house. It's fitted with cream high gloss units, integrated appliances and a good run of worktop under the window, and a side door takes you outside. An inner hall connects the kitchen to the ground floor WC and gives internal access to the garage.

Moving upstairs, the landing has a handy storage cupboard. The main bedroom and bedroom two are matching doubles of over 14 feet, both at the front of the house. The main bedroom has its own en suite shower room and bedroom two has a built in wardrobe. Bedroom three is a further double. Bedroom four works well as a single, a nursery or a home office. A white shower room with a corner enclosure serves the rest of the floor.

Services

All main services connected

Council Tax band

D

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





Outside

To the rear of the property, the enclosed garden faces south west, so it gets the best of the afternoon and evening sun. There's a lawn for the children to play on and raised beds stocked with mature shrubs. A patch has been set aside for growing vegetables. The extended deck is the place for al fresco dining once the weather turns, and a side path leads round to the front. At the front, a driveway gives ample parking and leads to the garage.



Room list:

Entrance Hall

Lounge/Diner
6.99 x 3.43 (22'11" x 11'3")

Conservatory
2.86 x 2.77 (9'4" x 9'1")

Inner Hall & WC

Kitchen/Breakfast Room
4.34 x 2.67 (14'2" x 8'9")

Bedroom 1
4.32 x 2.51 (14'2" x 8'2")

En-Suite

Bedroom 2
4.32 x 2.51 (14'2" x 8'2")

Bedroom 3
2.70 x 2.51 (8'10" x 8'2")

Bedroom 4
2.67 x 2.20 (8'9" x 7'2")

Shower Room

Garage