



A Garden Green, Barnstaple, EX32 9FP

£525,000

A discreetly available, immaculately presented four double bedroom detached home offering high-specification open-plan living, two en-suites, main bathroom, downstairs WC, a private garden, garage and driveway parking within a sought-after development.

Description

Discreetly available through Collyers Estate Agents, this exceptional four double bedroom detached home presents an excellent opportunity to acquire a beautifully appointed modern residence within a highly regarded development.

Constructed approximately seven years ago and immaculately maintained by the current owners, the property combines generous proportions with a particularly high standard of finish and a layout ideally suited to contemporary family living.

At the heart of the home is a superb open-plan kitchen, dining and living space, measuring approximately 33'5" x 28'8" at its widest points. Designed with both everyday family life and entertaining in mind, this impressive area provides an abundance of natural light and a wonderful sense of space.

The stylish fitted kitchen incorporates a comprehensive range of cabinetry, integrated appliances and a substantial central island, providing an attractive focal point as well as additional preparation and seating space. The kitchen flows naturally through to the dining and living areas, while wide bi-fold doors open directly onto the rear garden, creating an effortless connection between the house and its outside space during the warmer months.

A separate utility room provides further practical storage and appliance space, while a ground-floor cloakroom completes the accommodation at this level. Underfloor heating further enhances the comfort and quality of the ground floor.

Upstairs, the generous landing leads to four genuine double bedrooms, making this an especially appealing proposition for growing families or those requiring additional home-working or guest accommodation.

The principal bedroom is particularly impressive, benefitting from fitted wardrobes and its own contemporary en-suite shower room. The second bedroom also enjoys fitted storage and a private en-suite, while bedrooms three and four are both excellent doubles again with fitted wardrobes and are served by a stylish family bathroom.

The quality of presentation continues externally. To the front of the property, a private driveway provides ample off-road parking and leads to a detached garage, offering secure parking, storage or workshop potential.

To the rear is a private and enclosed garden designed to be both attractive and practical. A

generous paved terrace immediately adjoining the house provides an ideal setting for outdoor dining and entertaining, with the remainder principally laid to lawn and offering a safe and usable space for children, pets or relaxation.

This development has established itself as a particularly desirable modern residential setting, combining an attractive environment with convenient access to local amenities, schooling and transport connections.

With spacious accommodation, four double bedrooms, two en-suites, superb open-plan living, garage and parking, this is a home that offers considerably more than many comparable modern properties.

The property is not currently being openly marketed and is available on a discreet basis.

Further information and private viewings are available through Collyers Estate Agents to genuinely interested purchasers.

Lounge/Kitchen/Diner 33'5" max x 28'6" max (10.19 max x 8.71 max)

Utility 8'4" x 6'0" (2.56 x 1.85)

Bedroom 1 14'4" max x 13'10" max (4.37 max x 4.24 max)

Ensuite

Bedroom 2 14'2" max x 12'0" max (4.32 max x 3.68 max)

Ensuite

Bedroom 3 11'5" x 11'0" (3.49 x 3.36)

Bedroom 4 11'4" x 9'8" (3.46 x 2.95)

Bathroom

Garage 18'4" x 9'2" (5.59 x 2.81)

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

AML (Anti-Money Laundering)

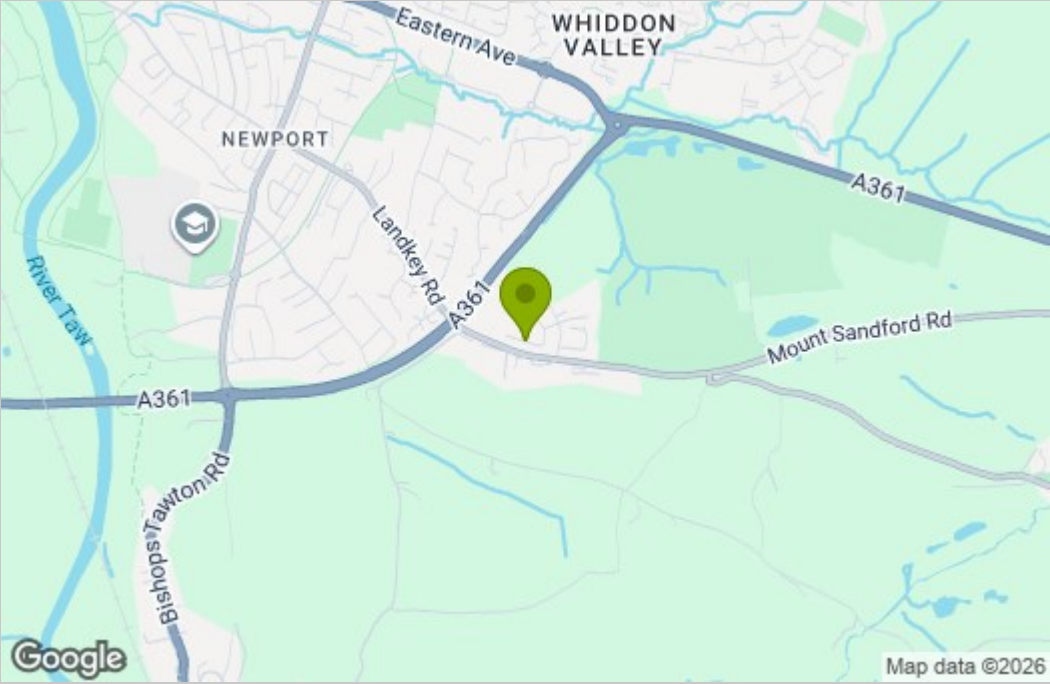
In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please

ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

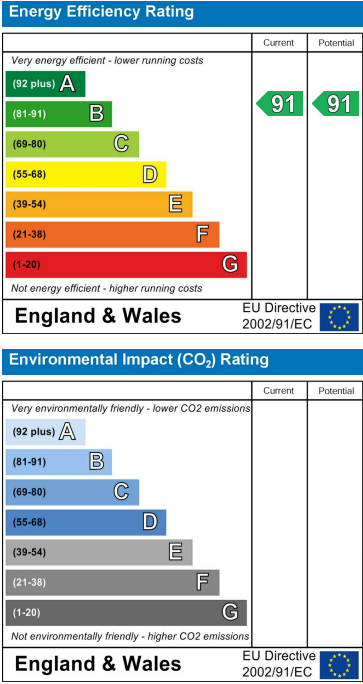
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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