



WOOLLIAMS
Property Services

Guide price £290,000
Dewberry Drive, Roundswell, EX31



 **2**
Bedrooms

 **1**
Bathroom

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An immaculate and beautifully presented turnkey two-bedroom detached bungalow, ideally positioned within a quiet cul-de-sac. From the moment you step inside, this charming home impresses with its bright, welcoming interiors and high-quality finish. The stunning fitted kitchen is a particular highlight, featuring a range of integrated appliances and thoughtfully designed to provide both practicality and contemporary style. The well-proportioned living accommodation creates a warm and inviting environment. Outside, the property continues to impress with a beautiful south-facing secluded garden, providing a peaceful and private retreat. The garden features multiple seating areas, making it the perfect space for relaxing, entertaining guests, or simply enjoying the sunshine in complete tranquillity. Further benefits include a single garage and private driveway providing off-road parking.

An immaculate and beautifully presented turnkey two-bedroom detached bungalow, ideally positioned within a quiet cul-de-sac, offering stylish and comfortable living throughout. From the moment you step inside, this charming home impresses with its bright, welcoming interiors and high-quality finish. The stunning fitted kitchen is a particular highlight, featuring a range of integrated appliances and thoughtfully designed to provide both practicality and contemporary style. The well-proportioned living accommodation creates a warm and inviting environment, with attractive presentation throughout and plenty of natural light adding to the sense of space. Outside, the property continues to impress with a beautiful south-facing secluded garden, providing a peaceful and private retreat. The garden features multiple seating areas, making it the perfect space for relaxing, entertaining guests, or simply enjoying the sunshine in complete tranquillity. Further benefits include a single garage and private driveway providing off-road parking.

Ideally situated within easy reach of a range of local amenities, this exceptional bungalow offers the perfect combination of convenience, comfort and peaceful surroundings.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Entrance Porch

Entrance Hall

UPVC double-glazed front door off, access to loft space via retractable ladder, radiator, shelved linen cupboard.

Lounge *3.64m x 3.25m (11' 11" x 10' 8")*

Square bay window, a built-in wardrobe with shelves, hanging space and light, fitted carpet, door to

Inner Lobby

Door to garage

Kitchen *2.87m x 2.16m (9' 5" x 7' 1")*

This has been refitted with a range of high gloss kitchen units and composite worktops along with integrated appliances. Inset single drainer sink unit with mixer tap, cupboard and integrated dishwasher below. Work surface with drawers and cupboards below, working surface with inset Zanussi ceramic hob and built-in oven below. Range of wall units, concealed extractor, integrated fridge/freezer. Two small breakfast bars, French doors leading to the garden room.

Bedroom 1 *3.25m x 3.23m (10' 8" x 10' 7")*

Radiator, fitted carpet.

Bedroom 2 *2.84m x 2.34m (9' 4" x 7' 8")*

Radiator, fitted carpet.

Shower Room *2.03m x 1.88m (6' 8" x 6' 2")*

Fitted with a white suite comprising an Insignia steam sauna shower cabin with rainfall/normal showerheads, spa jets, sauna, stool, lights and radio, sliding curved doors off. Close coupled WC, inset vanity wash basin with mixer tap, drawers and cupboards below and illuminated mirror fronted heated medicine cabinet above. There is a wall mounted Stendy heated towel rail with fold down sections ideal for drying towels etc.

Garden Room *3.15m x 2.82m (10' 4" x 9' 3")*

This attractive timber-built addition to the rear of the property features a durable polycarbonate roof, creating a bright and versatile space. Equipped with both light and power, it offers a comfortable environment year-round. Unlike a traditional conservatory, it remains pleasantly cool during the summer months, while still being sufficiently sheltered and weatherproof to enjoy throughout the winter.

Attached Garage *5.00m x 2.51m (16' 5" x 8' 3")*

Single integrated garage with automated up-and-over door, plus pedestrian access doors to both the lobby and rear garden. The space is equipped with light and power, and features a single drainer sink unit set within a composite work surface. There is plumbing and space for a washing machine beneath, along with a vent for a tumble dryer.

Outside

A brick-paved approach serving the adjoining properties leads to a driveway providing off-road parking and access to the garage. The front garden is attractively maintained, featuring a well-kept lawn with a mature Dewberry tree, alongside a small triangular lawn area to the left of the driveway. A pedestrian gate to the right-hand side of the bungalow provides convenient access to the rear garden. The south facing rear garden enjoys a high degree of privacy, bordered along the southern boundary by established conifer and laurel hedging. Predominantly laid to lawn, the garden has been beautifully maintained and offers a delightful outdoor space all year round. Accessed from the garden room, there is a generously sized two-tier timber decking area, ideal for seating and outdoor entertaining.

Services

Mains water, gas, electricity and drainage connected.

Tenure

Freehold

Council Tax

Band -C

EPC

Rating - C

Agents Note

Considerable thought has gone into the bungalow during the time of the owner's occupancy with extensive renovations completed just four years ago. There are two LAN network cabling provisions in the lounge and one in each bedroom.

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Useful Information

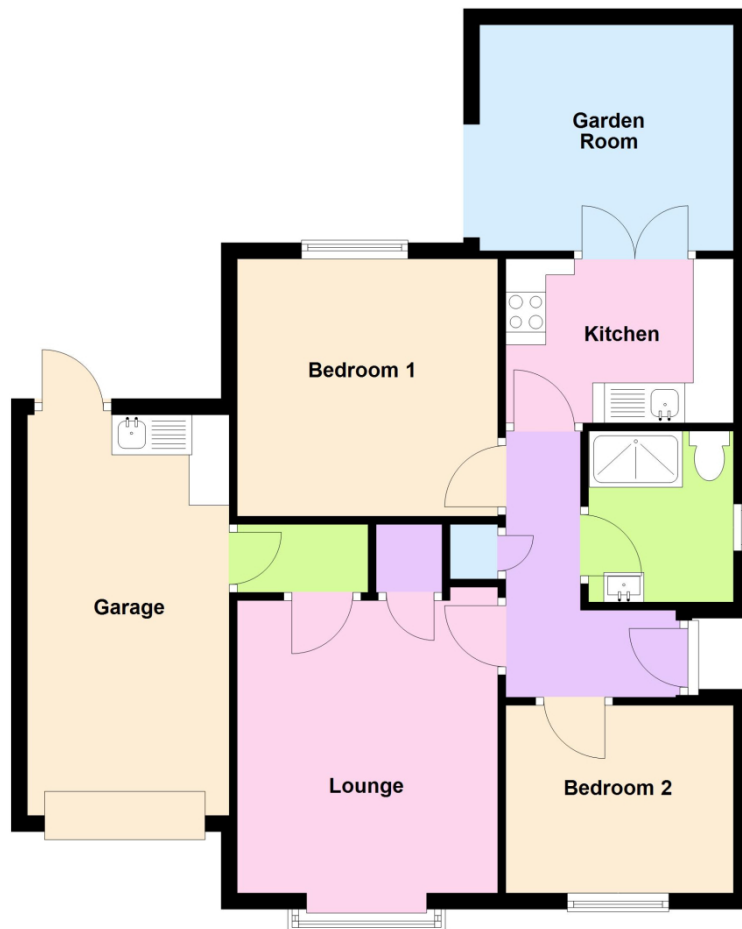
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

Directions

what3words//cobbled.rubble.alpha



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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