



**WOOLLIAMS**  
Property Services

**Guide price £300,000**  
Dewberry Drive, Roundswell, EX31



 **2**  
Bedrooms

 **1**  
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

01271 328586



An immaculate and beautifully presented turnkey two-bedroom detached bungalow, situated in a quiet cul-de-sac location, offering stylish and comfortable living throughout. This charming home features a stunning fitted kitchen complete with integrated appliances, thoughtfully designed to combine practicality with modern elegance. The bright and inviting living spaces are finished to a high standard, creating a warm and welcoming atmosphere from the moment you step inside. Outside, the property truly shines with its gorgeous south facing secluded garden – a private haven boasting multiple seating areas, perfect for relaxing, entertaining, or enjoying the outdoors in peace. Further benefits include a single garage and driveway for off-road parking.

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Ideally located close to a range of local amenities, this exceptional bungalow offers convenience without compromising on tranquillity. Early viewing is highly recommended.

### **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**

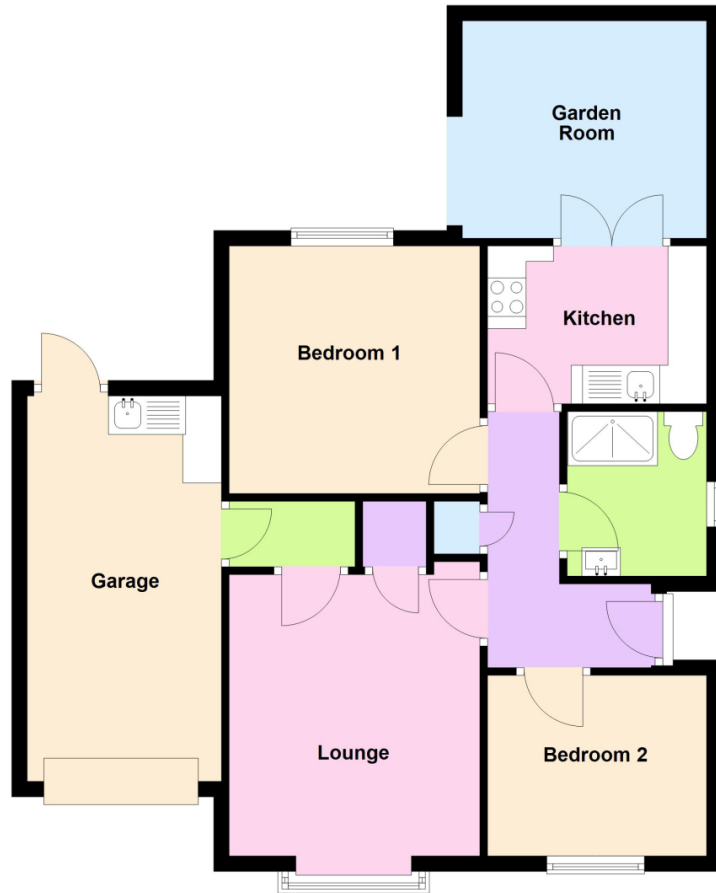
To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)


**Directions**

what3words//cobbled.rubble.alpha



**Ground Floor**



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

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