



## Beautifully Presented Detached House

3 Garden Green, Barnstaple, EX32 9FP

Guide Price

**£525,000**

- NHBC WARRANTY REMAINING
- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR RESIDENTIAL LOCATION
- AMENITIES LOCATED NEAR BY
- FOUR DOUBLE BEDROOMS
- GARAGE & DRIVEWAY PARKING
- HIGH SPECIFICATION THROUGHOUT
- OPEN PLAN LIVING
- UNDER FLOOR HEATING

## Directions

Leaving Barnstaple on the A39 heading towards Tiverton at the roundabout at McDonald's turn right onto the Exeter Road, you will pass the BMW and Land Rover dealerships to your left hand side. At the next 4 cross way at the traffic lights turn left and proceed up through Newport. After about a half mile you will pass by Woodford Gardens and then pass over the link road bridge and the change of speed from 30mph to 40mph. Proceed up the hill and towards Portmore Golf Club and the turning for Mount Sandford Green will be found on your left hand side. Continue down and around to the left into Garden Green. Continue up and number 3 will be found on the left hand side.

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

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



## Property Description

A beautifully appointed and immaculately presented four double bedroom detached residence, constructed approximately seven years ago and forming part of the highly regarded Garden Green development. This exceptional home offers a thoughtful balance of contemporary design, quality finishes and practical living, perfectly suited to modern family life.

The property is entered via a welcoming entrance hall, setting the tone for the space and style that continues throughout. The ground floor has been carefully designed to maximise both light and flow, opening into an impressive open-plan kitchen, dining and living area that serves as the true heart of the home.

The kitchen itself is finished to a high standard, featuring a comprehensive range of fitted units, integrated appliances and a central island that provides both additional workspace and a natural gathering point. The space transitions seamlessly into the dining area and spacious lounge, creating a versatile environment ideal for everyday living as well as entertaining guests.

Bi-fold doors span the rear elevation, drawing in an abundance of natural light and providing direct access to the garden, effortlessly connecting indoor and outdoor spaces. A separate utility room offers valuable additional storage and functionality, while a well-presented cloakroom completes the ground floor accommodation.

To the first floor, a generous landing leads to four well-proportioned double bedrooms. The principal bedroom and second bedroom both benefit from modern en-suite shower rooms and built-in wardrobes, offering a level of comfort and convenience rarely found. The remaining bedrooms are served by a stylish family bathroom, finished in a contemporary design with quality fittings.

## Services

All Mains Services Connected

## Council Tax band

E

## EPC Rating

B

## Tenure

Freehold

## Viewings

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



## Room list:

- Entrance Hall**  
4.82m x 2.05m (15'9" x 6'8")
- WC**  
1.86m x 0.97m (6'1" x 3'2")
- Open Plan Lounge/Kitchen/Diner**  
10.20m x 8.74m (33'5" x 28'8" )
- Lounge**  
5.24m x 4.11m (17'2" x 13'5")
- Kitchen**  
5.24m x 4.54m (17'2" x 14'10")
- Dining Area**  
4.99m x 3.48m (16'4" x 11'5")
- Utility Room**  
2.57m x 1.85m (8'5" x 6'0")
- Landing**  
2.23m x 3.07m (7'3" x 10'0")
- Bedroom 1**  
4.36m x 4.22m (14'3" x 13'10")
- Ensuite Shower Room**  
2.19m x 1.18m (7'2" x 3'10")
- Bedroom 2**  
3.38m x 3.49m (11'1" x 11'5")
- Ensuite Shower Room**  
1.83m x 2.04m (6'0" x 6'8")
- Bedroom 3**  
4.37m x 3.68m (14'4" x 12'0")
- Bedroom 4**  
3.47m x 2.97m (11'4" x 9'8")
- Family Bathroom**  
2.25m x 2.46m (7'4" x 8'0")
- Garage**  
2.81m x 5.59m (9'2" x 18'4")

## Outside & Surrounding Area

Externally, the property continues to impress. To the front, a driveway provides parking for multiple vehicles and leads to a detached garage, offering further storage or secure parking.

The rear garden has been thoughtfully arranged to create a private and enclosed outdoor space. A paved patio area extends from the rear of the property, ideal for outdoor dining and entertaining, while the lawned garden provides a pleasant and usable space for families or those seeking a low-maintenance outdoor area. The overall setting offers a good degree of privacy and a safe environment for children or pets.

Situated within a popular and well-established residential development, the property benefits from convenient access to local amenities, reputable schooling and transport links, making it an excellent choice for a range of buyers.

