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## Queens Avenue

Ilfracombe, EX34 9LS

Asking Price £235,000



# 68 Queens Avenue

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Available with no onward chain is this beautifully presented four-bedroom family home that offers modern living at its finest and is finished to a high standard throughout. Boasting stunning views over Ilfracombe and the Bristol Channel, the property features well-maintained front and rear gardens with rear providing an elevated decking perfect for any family occasion. Inside, the spacious layout includes a contemporary open-plan kitchen diner, a generous lounge area, four well-proportioned bedrooms, a stylish family bathroom, a convenient downstairs WC, and a welcoming porch. Perfect for a growing family, this home provides comfort, style, and excellent value.

Ilfracombe town offers a variety of independent shops, art galleries, restaurants and bars. The picturesque seafront and harbour area is home to artist Damien Hirst's 'Verity' statue at the harbour entrance. In addition is the exciting new water sports centre and café making the harbour a hive of activity.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with Australia's Golden Coast and Malibu in California.

## Porch

5'8" x 4'1" (1.73 x 1.26)

This bright and welcoming porch is the perfect space for storing shoes and coats, helping to keep the rest of the home clean and organized. With two floor-to-ceiling UPVC double-glazed windows, the room is filled with natural light, creating an inviting entrance. The wood laminate flooring adds a stylish and practical touch, making this space both functional and aesthetically pleasing.

## Living Room

16'1" x 11'4" (4.92 x 3.46)

This spacious and modern lounge offers ample room for freestanding furniture, creating a comfortable and versatile living space. With direct access to the rear garden through UPVC double-glazed patio doors, the room is bright and airy. It features a stylish decorative fireplace, a UPVC double-glazed window, a wall-mounted gas radiator, and elegant wood laminate flooring, combining practicality with contemporary design.

## Kitchen Diner

21'9" x 8'3" (6.63 x 2.52)

This modern and spacious open-plan kitchen diner is perfect for family gatherings and offers ample room for freestanding dining furniture. The stylish fitted kitchen features matching wall and floor units, a composite sink drainer, an integrated electric fan oven, a four-ring electric induction hob with an extractor fan, an integrated microwave, a dishwasher, and space for a fridge freezer. Dual-aspect UPVC double-glazed windows fill the space with natural light, while a wall-mounted gas radiator ensures warmth. Additional benefits include understair storage and sleek wood laminate flooring throughout, combining practicality with contemporary design.

## Bedroom One

12'4" x 9'11" (3.77 x 3.03)

This spacious double bedroom offers ample room for freestanding furniture, creating a comfortable and versatile living space. A UPVC double-glazed window provides stunning views of the rear garden and the Bristol Channel, filling the room with natural light. The room also features a wall-mounted gas radiator for warmth and is carpeted throughout, adding a cosy and inviting touch.

## Bedroom Two

13'3" x 8'6" (4.04 x 2.60)

Another spacious double bedroom that offers plenty of room for freestanding furniture, making it a versatile and comfortable retreat. A large UPVC double-glazed window fills the space with natural light while offering stunning sea views. The room also benefits from a wall-mounted gas radiator for warmth and is carpeted throughout, adding a cosy and inviting feel.

## Bedroom Three

8'11" x 6'1" (2.74 x 1.86)

This well-proportioned bedroom offers ample space for freestanding furniture, making it a comfortable and functional space. A UPVC double-glazed window provides beautiful sea views and plenty of natural light. The room also features a wall-mounted gas radiator for warmth and is carpeted throughout, ensuring a cosy and inviting atmosphere.

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## Bedroom Four

8'2" x 6'5" (2.49 x 1.96)

A well-designed fourth bedroom that offers space for freestanding furniture, with additional room freed up by the built-in wardrobe for added convenience. A UPVC double-glazed window allows natural light to fill the space, while a wall-mounted gas radiator provides warmth. The room is finished with stylish wood laminate flooring, combining practicality with a modern touch.

## Bathroom

7'8" x 5'9" (2.36 x 1.77)

The property provides a modern two-piece suite that features a sleek bath with an overhead shower, complemented by a stylish sink basin. A UPVC obscure double-glazed window provides privacy while allowing natural light to brighten the space. Finished with wood laminate flooring throughout, this bathroom combines practicality with contemporary design.

## WC

5'1" x 3'2" (1.57 x 0.97)

This modern two-piece WC features a sleek toilet and sink basin, offering both style and functionality. A UPVC obscure double-glazed window provides privacy while allowing natural light to enter. The space is finished with wood laminate flooring, adding a contemporary touch.

## Downstairs WC

5'11" x 3'2" (1.81 x 0.97)

Conveniently situated downstairs is this WC that has been finished to a modern standard, offering both style and practicality. The room includes a toilet, sink basin, and a UPVC double-glazed obscure window for privacy and natural light. It also features a wall-mounted heated towel rail and wood laminate flooring throughout, adding a touch of warmth and contemporary appeal.

## Outside

This property boasts a fantastic outside space with both a front and rear garden. The front garden features a well-maintained lawn, a charming pond, and a mix of mature shrubs and bushes, creating a peaceful and inviting setting.

As you make your way around the side of the building, you'll find a wooden shed, with access leading to the impressive rear garden. The rear garden offers a private patio, perfect for al fresco dining, and an elevated wood decking area that provides breathtaking sea views, making it an ideal spot to relax and enjoy the scenery.

## Agent Notes

We have been informed by the vendor that gas, electric, water and drainage are all mains connected.

To comply with the property mis-descriptions act we must inform all prospective purchasers that the measurements are taken by an electronic tape measure and are provided as a guide only. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase.

## Directions

From our office head south-west on High Street/A361 and turn left onto Springfield Road. At the top of Springfield Road, turn left onto Highfield Road and in 348ft turn right onto Whittingham road and stay on Whittingham Road by turning right again at the end of the road. In 213ft turn left onto Queens Avenue and then turn left again. follow the road and the property will be on your right hand side.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

