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4 KINGFISHER DRIVE, WESTACOTT, BARNSTAPLE, DEVON, EX32 8QW

IS THIS THE END OF THE SCHOOL RUN?

This extended and beautifully presented 4 Bedroom Detached Family Home comes complete with a fabulous Conservatory and lovely views, all just a few minutes' walk from Orchard Vale Community School.

£310,000

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

COUNCIL BAND C



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- An extended 4 Bedroom Detached Home with a stunning interior
- Lots of space for the growing Family
- Fabulous edge of Town location with a semi-rural feel
- Just a few steps from Orchard Vale Community School & delightful countryside walks
- Large Lounge with feature fireplace
- Dining Room leading to impressive glass roof Conservatory extension
- Modern fitted Kitchen with integrated appliances
- Separate Utility Room plus Ground Floor Cloakroom/WC
- Well appointed fitted Bathroom with white suite & contemporary tile
- Garage & driveway parking, secluded rear Garden with sun deck & lawned area



An extended 4 Bedroom Detached House in a highly sought-after Residential area on the outskirts of Barnstaple. Enjoying a tucked away cul-de-sac position with a semi-rural feel, the property is located on the edge of town in the popular Westacott area, just a few steps from Orchard Vale Community School, easily accessible to some delightful countryside walks, yet less than 2 miles from Barnstaple Town Centre with an excellent local bus service, which stops just at the end of the road.

Offering lots of space for the growing family, this property includes a spacious Entrance Hall with a Cloakroom/WC, a well appointed Lounge with an ornamental feature fireplace, and a separate Dining Room leading to a stunning glass roof Conservatory extension, which in turn offers direct access onto a sun deck and the Garden beyond. The modern refitted Kitchen has integrated appliances and there is a separate Utility Room with a courtesy door into the Garage.



There are four Bedrooms, with the Master featuring full-width 'His & Hers' wardrobes, whilst Bedroom Two has great views. Bedroom Three extends to 20ft and would make a great teenagers' Den.

The whole property is beautifully presented with light and attractive decorations, all complimented by gas-fired central heating and double glazing. There is a lovely open outlook from the rear with views over the wooded valley out to the countryside beyond.

There is a Garage and easy driveway parking at the front of the house, whilst at the rear the extensive sun deck has direct access from the Conservatory and is a great space for Family BBQs and entertaining. There is also a secluded lawn with space for a trampoline, which is bordered by shrubbery.



In all, this is a wonderful Family Home in an ideal edge of Town location, which is thoroughly recommended for internal viewing. Please call Chequers Estate Agents of Barnstaple on (01271) 379314 or email us - enquiries@chequershomes.co.uk to make an appointment.

GROUND FLOOR

Open canopy and part-glazed door to the front.

ENTRANCE HALL

A good wide Hallway with radiator and stairs to 1st Floor.

CLOAKROOM

With low level WC, wash hand basin, heated towel rail, double glazed window.

LOUNGE 13'5" X 11'9" (4.1 X 3.6)

A lovely room; well presented and featuring a large double glazed window to the front, radiator, feature fireplace with living coal fire, uplighters and ceiling light, coving.

Door leading to

DINING ROOM 10'9" X 8'10" (3.3 X 2.7)

With radiator, coving and open access to the impressive

CONSERVATORY 11'1" X 10'9" (3.4 X 3.3)

A fantastic space which brings the outside in and leads directly onto the sun deck. Underfloor heating, glass roof, double glazed windows and double sliding doors out.



KITCHEN 10'2" X 9'6" (3.1 X 2.9)

A light and attractive Kitchen fitted with a range of modern units, including base and wall mounted cupboards and drawers, work surfaces with inset bowl & half single drainer sink unit, integrated gas hob with cooker hood over, high-level electric oven with pan drawers under, integrated dishwasher, radiator, double glazed window with views over the sun deck and garden, and further across the valley to the surrounding countryside.

Door to ENTRANCE HALL and further door leading to

UTILITY ROOM 7'6" X 6'2" (2.3 X 1.9)

With plumbing for washing machine and further space for an additional appliance, wall mounted gas boiler, doors to both the GARAGE and Garden.

1ST FLOOR

LANDING

Hatch to loft, Airing Cupboard with shelving.

Doors to

BEDROOM ONE 10'9" X 11'5" (PLUS RECESS FOR DOOR) (3.28M X 3.48M (PLUS RECESS FOR DOOR))

Full width fitted 'His & Hers' wardrobes - both with double doors, feature double glazed bay window to the front with a pleasant outlook, radiator, dado rail.

BEDROOM TWO 11'1" X 10'5" (3.4 X 3.2)

With radiator, double glazed window to the rear with a fabulous open outlook over the garden and beyond to the countryside.

BEDROOM THREE 20'2" X 7'10" (6.15 X 2.4)

A large room - ideal as a teenagers' den - featuring dual aspect double glazed windows with a lovely view to the rear, plus roof light windows affording lots of natural light, radiator.

BEDROOM FOUR 7'10" X 8'6" (2.4 X 2.6)

With radiator, double glazed window with a pleasant outlook to the front.

BATHROOM

Refitted with a white suite and attractive tiled wall surrounds, pan bath with an integrated shower over and fitted glass screen, fitted units with an integrated wash hand basin and a concealed cistern button-flush WC.

OUTSIDE

Pleasantly situated within a cul-de-sac off Kingfisher Drive, the property has a lawned front garden with a driveway to one side affording additional parking and leading to the integral Garage.

A gate provides access to the rear of the property.

The back garden with a great space for the family to enjoy and offers a good level of seclusion. Directly approached from the Conservatory is the fabulous Sun Deck - perfect for enjoying Family BBQs or just to sit and relax after work. A few steps lead down to the lawned garden which is safe, secluded and enclosed with space for a trampoline. There is shrubbery to one side.

GARAGE 17'0 X 8'2 (5.18M X 2.49M)

With up & over door, light, power points and courtesy door to the Utility Room

NOTE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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.

VIEWING ARRANGMENTS

Viewing strictly via the Agent. Please call our office on (01271) 379314 or email us - enquiries@chequershomes.co.uk