

STAGS

6, Glenwood Drive

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Roundswell, Barnstaple, Devon EX31 3GD

Amenities within a level walk, Barnstaple Town 2.5 miles, Instow 5 miles

A four bedroom detached home in superb condition with low maintenance landscaped garden, driveway parking and detached garage

- Desirable Location
- Off Road Parking
- Private Garden
- Freehold
- Very Well Presented
- Detached Garage
- The Cambridge Design
- Council Tax Band E

Guide Price £450,000

SITUATION

Located within the sought after Redrow development in Roundswell, the property enjoys a convenient, favoured and quiet location within level walking distance of amenities and close to the Tarka Trail, Fremington Quay and the popular village of Instow which is around 5 miles away. Barnstaple Town Centre is less than 2.5 miles away and offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre and the North Devon District Hospital on the Periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to Junction 27 of the M5 Motorway where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolacombe are within about half an hour as is Exmoor National Park.







DESCRIPTION

6 Glenwood Drive is an attractive and beautifully presented four-bedroom detached home offering spacious and well-designed living accommodation together with off road parking, detached garage and private rear garden.

ACCOMMODATION

Entrance hall with tiled flooring gives access to the good-sized lounge with large window to the front elevation and feature fireplace. There is an impressive kitchen/dining/family room with a range of units, composite worktops and Siemens integral appliances which include; fridge/ freezer, oven, dishwasher and hob. There are tiled floors throughout with the dining area and family space offering ample room, with bi-fold doors leading out to the rear garden. Off this room is a utility room with units, worktop space, sink, space for washing machine and dryer with side door leading out onto the drive. Completing the Ground Floor accommodation is a WC.

To the First Floor are 4 bedrooms - 3 of which are doubles, with bedrooms 1 & 2 benefitting from fitted wardrobes. There is also a 3-piece en-suite shower room to bedroom 1. The family bathroom is a stylish 3-piece suite and includes WC, sink bath with shower above, towel radiator and tiled flooring.

OUTSIDE

Outside to the front of the property is a fenced front lawn laid to artificial lawn, driveway for 2-3 cars, single garage with up and over door and a side pedestrian gate leading to the rear. The rear garden backs onto woodland, is a good size, very private space that has been landscaped beautifully with patio terrace, mature shrubs, artificial lawn, chippings and summer house.

SERVICES

All mains services connected.
Gas central heating.
High Speed broadband available.
Remainder of NHBC WARRANTY







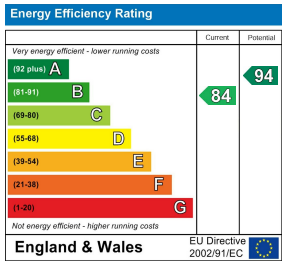
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1384 sq ft / 128.5 sq m
Garage = 103 sq ft / 9.5 sq m
Total = 1487 sq ft / 138 sq m
For identification only - Not to scale







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