



Bond
Oxborough
Phillips

Changing Lifestyles

18 Burlington Grove
Barnstaple
Devon
EX32 9BU

Guide Price: £565,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

18 Burlington Grove, Barnstaple, Devon, EX32 9BU

AN IMPRESSIVE DETACHED HOME WITH A STUNNING KITCHEN / DINING / FAMILY ROOM



- 4 Bedrooms (2 En-suite)
- Ground Floor Cloakroom & First Floor 4-piece Family Bathroom
- Bright & comfortable Living Room with a bay window & wood burning stove
- Separate Reception Room / formal Dining Room / additional Sitting Room
- Impressive Kitchen / Dining / Family Room with bi-fold doors opening onto the garden
 - Private, west-facing garden
 - Garage & generous driveway parking



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Overview

Set within a peaceful, tree-lined cul-de-sac in the highly regarded Newport area of Barnstaple, this beautifully presented and thoughtfully extended 1930s detached home combines character with spacious, versatile accommodation. Ideally positioned for well-regarded schools, local amenities and Rock Park, it offers an excellent opportunity to acquire a substantial family home in a sought-after residential setting.

A generous private driveway provides ample off-road parking and leads to a Garage with power and lighting. Gated side access connects the front of the property to the rear garden.

Inside, a welcoming Entrance Hall with original parquet flooring introduces the home's character. The bright and comfortable Living Room features a bay window and a wood burning stove set within an attractive fireplace, while a separate Reception Room offers flexibility as a formal dining room or additional sitting room.

The impressive Kitchen / Dining / Family Room forms the heart of the home, extending across the rear of the property with bi-fold doors opening onto the garden. Finished to a high standard, this sociable space offers extensive cupboard storage and worktop space, a large range-style cooker and ample room for both dining furniture and relaxed seating. A separate Utility Room provides further fitted storage, space for laundry appliances and access to both the garden and garage. A Cloakroom completes the ground floor accommodation.

Upstairs, there are 4 well-proportioned double Bedrooms, each enjoying a pleasant outlook, with 2 benefiting from their own En-suite Shower Rooms. The particularly spacious principal bedroom enjoys a modern en-suite, while a second bedroom boasts a luxurious, newly fitted 3-piece en-suite comprising a generous double shower, wash basin and WC. A stylish Family Bathroom with a contemporary 4-piece suite featuring a freestanding bath, separate shower, wash basin and WC completes the accommodation.

Outside, the private, west-facing rear garden provides a level and inviting space for family life and entertaining. A large paved terrace offers plenty of room for outdoor dining while the well-maintained lawn is bordered by mature hedging and fencing. Its favourable aspect allows the garden to enjoy sunshine throughout the day and into the evening.

With its character features, impressive extension and beautifully finished accommodation, this desirable home is ideally suited to families seeking space, comfort and convenience close to Barnstaple's schools, shops and transport links.

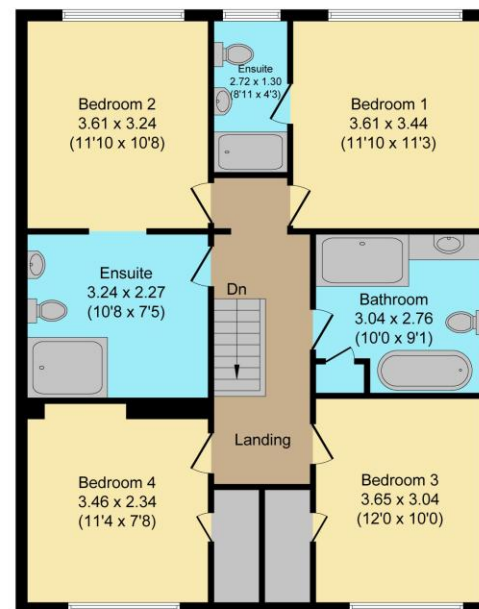
Council Tax Band

E - North Devon Council



Ground Floor

Floor area 107.30 sq.m. (1154.97 sq.ft.)



First Floor

Floor area 83.0 sq.m. (893.40 sq.ft.)

Total floor area: 190.30 sq.m. (2048.37 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [WWW.Propertybox.io](http://www.propertybox.io)



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Area Information

The property is conveniently situated close to the local amenities within Newport including shops, convenience stores, schools, a medical centre and pub.

Barnstaple Town Centre is within easy driving distance and offers a range of high street shops, banks and leisure facilities.

The North Devon Link Road is convenient, a bus service and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/danger.offers.fancy>

From our office on Boutport Street, head north towards Bear Street. At the junction, turn right onto Bear Street (B3230) and continue for approximately 0.4 miles. At the roundabout, take the second exit onto Newport Road. Continue straight, passing Rock Park and the shops of Newport. After approximately 0.8 miles, turn left into South View (immediately after the turning for Fairview), then take the first right into Burlington Grove. Follow the road around the bend. Number 18 will be located towards the end of the cul-de-sac on your left hand side with a "For Sale" notice clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

105-106 Boutport Street

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Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

