



Bond
Oxborough
Phillips

Changing Lifestyles

62 Burwood Road
Torrington
EX38 7NQ

OIEO: £300,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

62 Burwood Road, Torrington, EX38 7NQ

- Extended four-bedroom semi-detached family home
- South-facing rear garden
- Two reception rooms
- Master bedroom with en-suite enjoying
- Driveway & Garage
- EPC: D
- Council Tax Band: B



Welcome to 62 Burwood Road Situated within the highly sought-after residential development of Burwood, this beautifully extended four-bedroom semi-detached family home offers spacious and versatile accommodation, superb kerb appeal and a wonderful south-facing garden, making it an exceptional choice for growing families.

Occupying an attractive position within the estate, the property is approached by a well-maintained front garden with mature planting and attractive landscaped borders. Steps lead to the front entrance, while a private driveway provides off-road parking and leads to the garage, creating a welcoming first impression.

Upon entering, the entrance hallway provides access to the ground floor accommodation and staircase rising to the first floor. The generous living room was originally designed as a lounge/dining room prior to the extension and now offers an impressive living space, ideal for both relaxing and entertaining. A beautiful bay window overlooks the front garden, allowing plenty of natural light to flood the room, whilst patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces.



The kitchen is well-proportioned and enjoys delightful views across the rear garden through a large picture window. Offering ample worktop and storage space, it is perfectly suited for everyday family life. From the kitchen, you are led into the impressive extension, creating a superb second reception room currently arranged as a dining room. This versatile space is perfect for family gatherings, entertaining guests or could equally be utilised as a family room. French doors provide further access to the rear garden, enhancing the feeling of space and light.

Adjoining the dining room is a practical utility room offering excellent additional storage and laundry facilities, with ample space to create a useful boot room. A further external door provides convenient access to the front of the property.

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The first floor offers four well-proportioned bedrooms. The master bedroom forms part of the extension and benefits from its own en-suite shower room together with delightful elevated views across the rear gardens and neighbouring rooftops towards the open countryside beyond. Bedroom two enjoys the same attractive far-reaching outlook, while bedroom three overlooks the attractive front garden. The fourth bedroom provides an ideal child's bedroom, nursery, home office or study. Completing the accommodation is the family bathroom, positioned at the rear of the property.

Outside, the rear garden is undoubtedly one of the property's standout features. Enjoying a desirable south-facing aspect, it is a true sun trap and has been thoughtfully landscaped to provide a wonderful space for outdoor living. A generous patio area offers the perfect setting for al fresco dining and entertaining before steps descend to a well-maintained lawn surrounded by established shrubs, plants and mature borders, creating a colourful and private setting throughout the seasons.

Combining spacious accommodation, versatile living areas, an excellent extension, off-road parking, garage facilities and a beautifully established south-facing garden, this impressive family home presents a rare opportunity to acquire a property in one of Burwood's most desirable residential locations. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer

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Floorplan



Directions

From Torrington town centre take the Well Street exit and at the road junction turn left. At the mini roundabout turn right signposted Barnstaple/South Molton and continue until the next mini roundabout. Take the B3227 signposted South Molton and take the second right into Borough Road. Take the first left into Burwood Road, following this road past Parkes Road where you will find the property on the right.

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 & 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...

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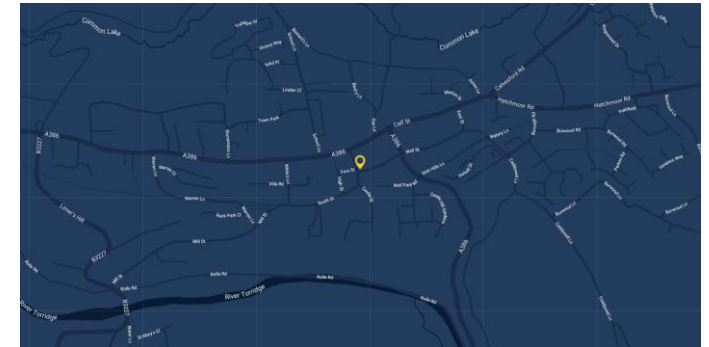
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Office photo to follow
shortly



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