Bond Oxborough Phillips

Changing Lifestyles

11 The Orchards
Landkey
Barnstaple
Devon
EX32 0QP

Guide Price: £425,000 Freehold







01271 371 234
barnstaple@boppproperty.com

11 The Orchards, Landkey, Barnstaple, Devon, EX32 0QP

A SUPERBLY PRESENTED DETACHED HOME WITH AN ENCLOSED REAR GARDEN & AMPLE DRIVEWAY PARKING

- 4 Bedrooms (1 En -suite)
- Welcoming Sitting Room with wall-mounted electric fire
- Dining Room with sliding doors opening to the Conservatory
- Kitchen / Breakfast Room & Utility Room
- Ground floor Cloakroom & First floor Bathroom
- Driveway providing ample parking
- Fully enclosed rear garden, mainly laid to lawn & enjoying a good degree of privacy
- Sought-after cul-de-sac location
- Gas central heating & UPVC double glazing











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Set within a sought-after cul-de-sac in the heart of Landkey, 11 The Orchards is a superbly presented 4 Bedroom detached home built by Pearce Homes. This low-maintenance, brick-built property has been tastefully updated and well-cared for, with a generous Kitchen / Breakfast Room, a private rear garden and ample driveway parking.

The Entrance Hall leads to a ground floor Cloakroom and a welcoming Sitting Room with a wall-mounted electric fire. An archway opens into the Dining Room where sliding patio doors lead through to the Conservatory. The Kitchen / Breakfast room is fitted with a range of modern wall and base units with ample worktop space. There is a 4-ring electric hob, an electric double oven, an integrated dishwasher, a 1.5 bowl sink and space for a further appliance. A door leads into the former garage, now converted into a spacious Utility Room.

Upstairs, the Principal Bedroom enjoys views over the rooftops with countryside views in the distance. It also has its own En-suite Shower Room. Bedrooms 2 and 3 are both doubles, with the second bedroom enjoying views towards open countryside. Bedroom 4 is a good-sized single, and the modern Family Bathroom has a bath with a shower over. The landing also provides loft access via a hatch and ladder.

Outside, the driveway provides ample parking and side pedestrian access leads to the fully enclosed rear garden. Mainly laid to lawn, the garden offers a good degree of privacy and includes a paved patio for outdoor dining and a timber shed.

The Orchards is a cul-de-sac of similar homes within easy reach of Landkey's village amenities, including its primary school, shops and pubs. Barnstaple is nearby for a wider range of shops and leisure facilities, while the North Devon Link Road provides access towards the M5.

Council Tax Band
E - North Devon Council

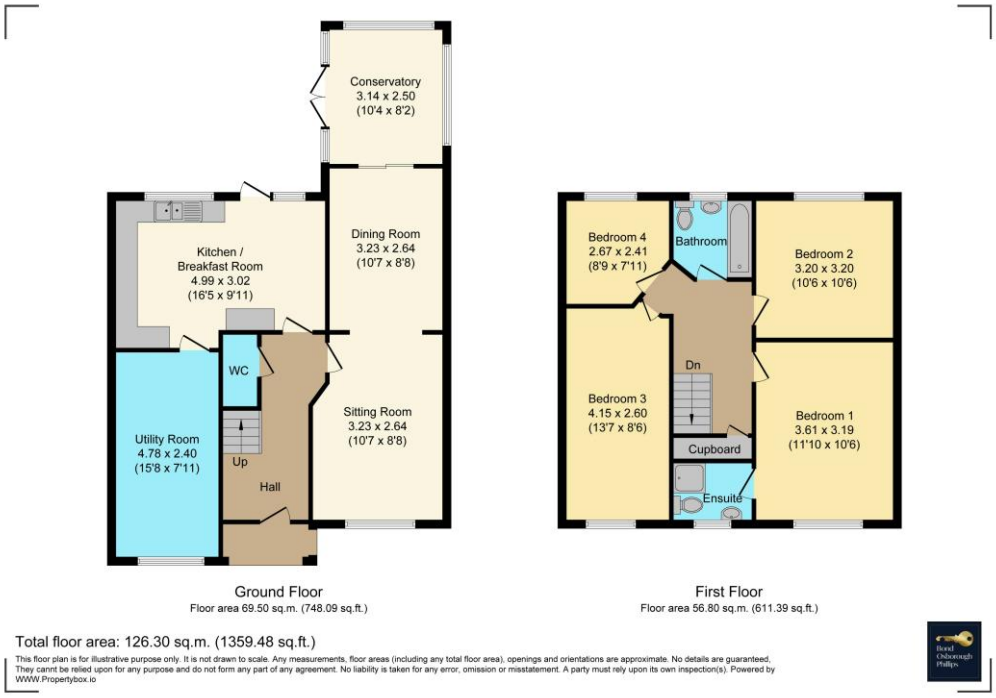






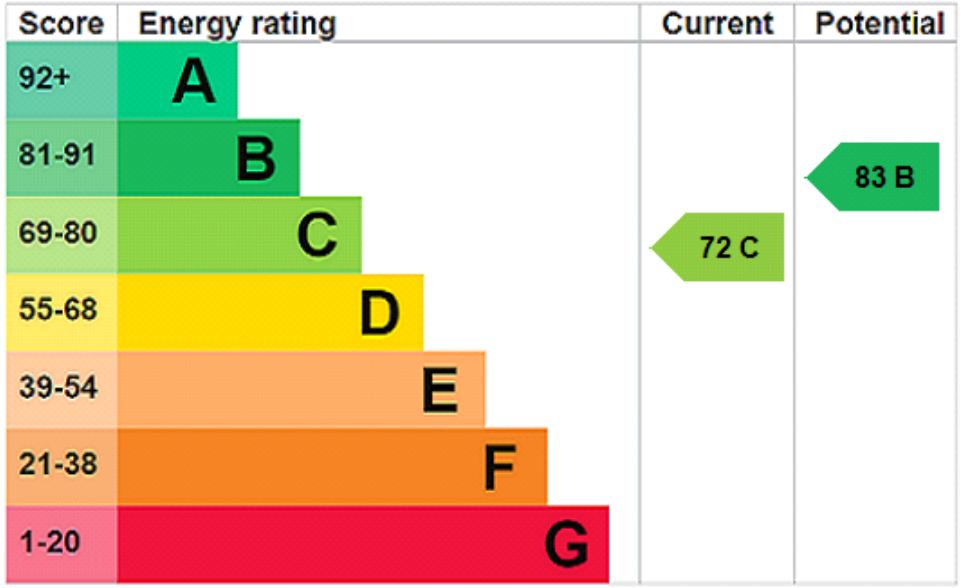
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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Please Note

If you choose to make an offer and it is accepted, a fee of £30 including VAT per buyer will be payable for (AML) anti-money laundering checks.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/motor.fade.delighted

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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