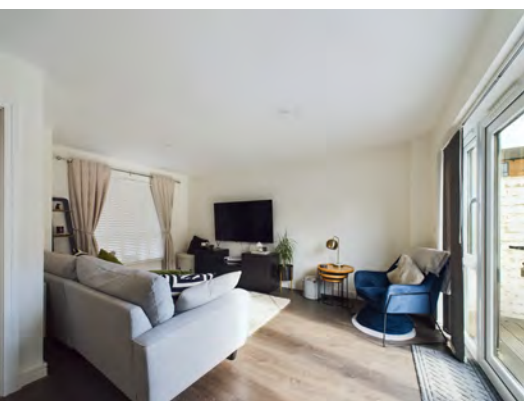


32 Kellands Lane
Okehampton
EX20 1FQ



Guide Price - £260,000



Changing Lifestyles

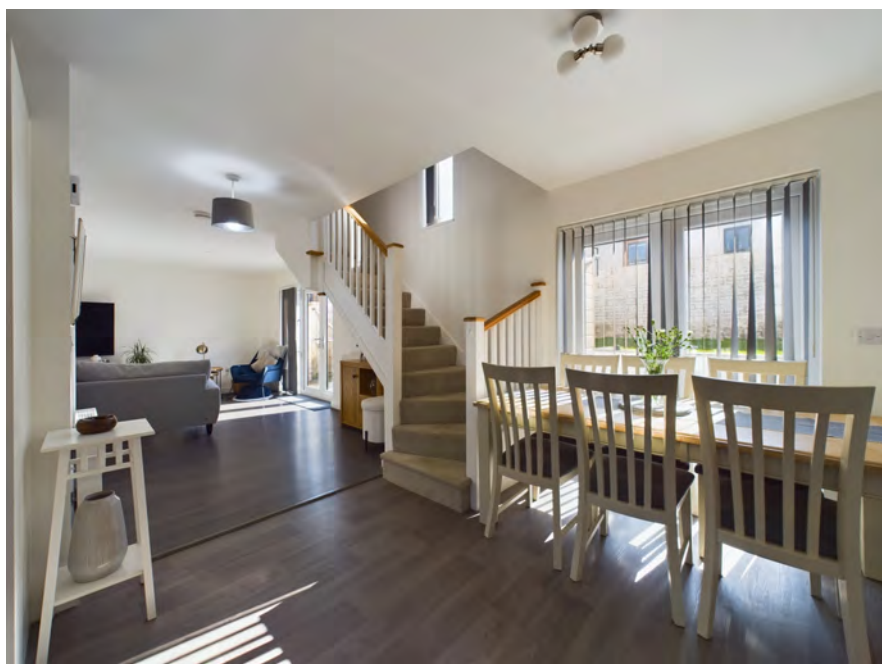
01837 500600

32 Kellands Lane, Okehampton, EX20 1FQ.

A beautifully presented, open-plan three-bedroom family home situated in a modern development, featuring an enclosed rear garden, dedicated parking, a single garage, and easy access to local amenities...



- Modern Detached Family Home
- Offering Three Bedrooms
- Open Plan Living Arrangement
- Family Bathroom & Master En-Suite
- Spacious Living Room
- Enclosed Two-Tier Rear Garden
- Numbered Parking Space & Garage
- Close Proximity to Local Amenities
- Convenient Transport Links
- Mains Gas Central Heating
- Ultrafast Fibre Broadband Connectivity
- Council Tax Band - C
- EPC - B



Welcome to this delightful modern family home, perfect for those looking for a comfortable and stylish living environment in a peaceful neighborhood. Offering a blend of contemporary design and thoughtful layout, this property is well-suited for both families and first-time buyers alike.

Upon entering the property, you are greeted by a entrance hallway with ample room for coats and shoes, ideal for keeping things organized. The convenience of a cloakroom is also located just off the hallway, adding practicality to the home.

The ground floor offers an impressive open-plan layout, providing flexibility for modern living. To the right is a well-designed kitchen and dining area, featuring plenty of countertop space and modern appliances, making it the perfect space for cooking and dining with family or friends. To the left, the living area offers a bright, inviting space with room for relaxation. Both the kitchen and living room feature patio doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living and filling the ground floor with natural light.



Moving upstairs, the first floor is home to three bedrooms, thoughtfully arranged to offer comfort and privacy. The main bedroom is a spacious double, benefiting from a modern en-suite shower room, while the second bedroom, also a comfortable double, is ideal for guests or children. The third bedroom, a versatile single, can serve as a cozy bedroom, home office, or nursery. A family bathroom is centrally located, offering a bath and modern fittings to service the two additional bedrooms.

Outside, the rear garden is perfect for enjoying outdoor living. Accessible through both sets of patio doors, the garden features a decked area, ideal for entertaining friends and family, and steps leading up to an elevated lawn, providing both a sense of space and privacy. The garden's layout is ideal for those who enjoy a low-maintenance outdoor area that can still be enjoyed year-round.

Changing Lifestyles

The property is situated towards the eastern edge of Okehampton town, within the ever so popular Meldon Fields development. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.

There is schooling from infant to sixth form level, provided by the established college, primary school and modern St James CofE primary facility. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery.

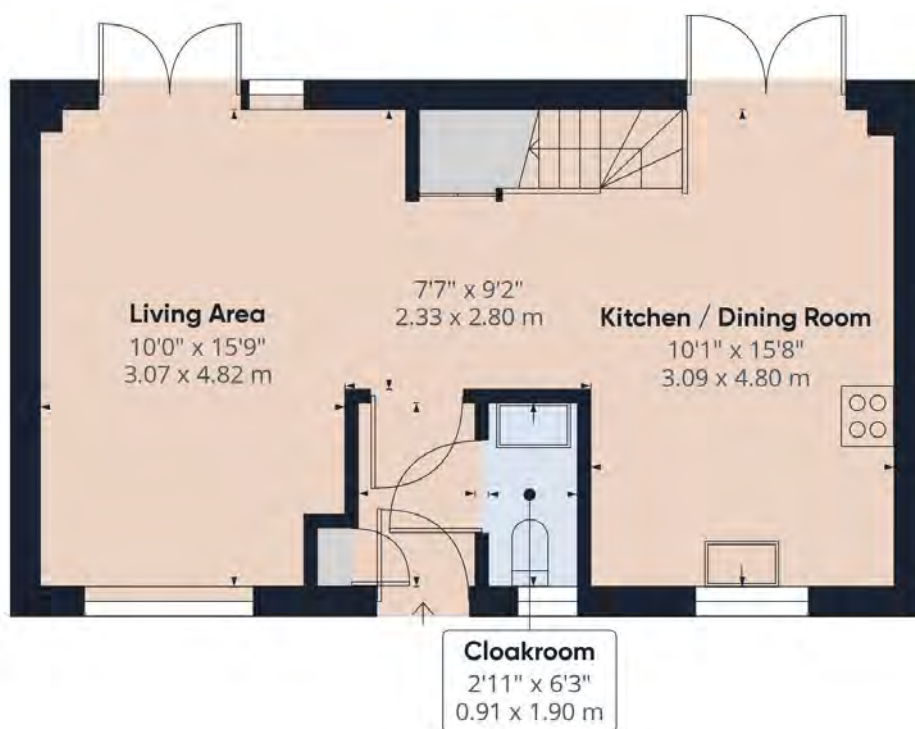
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:



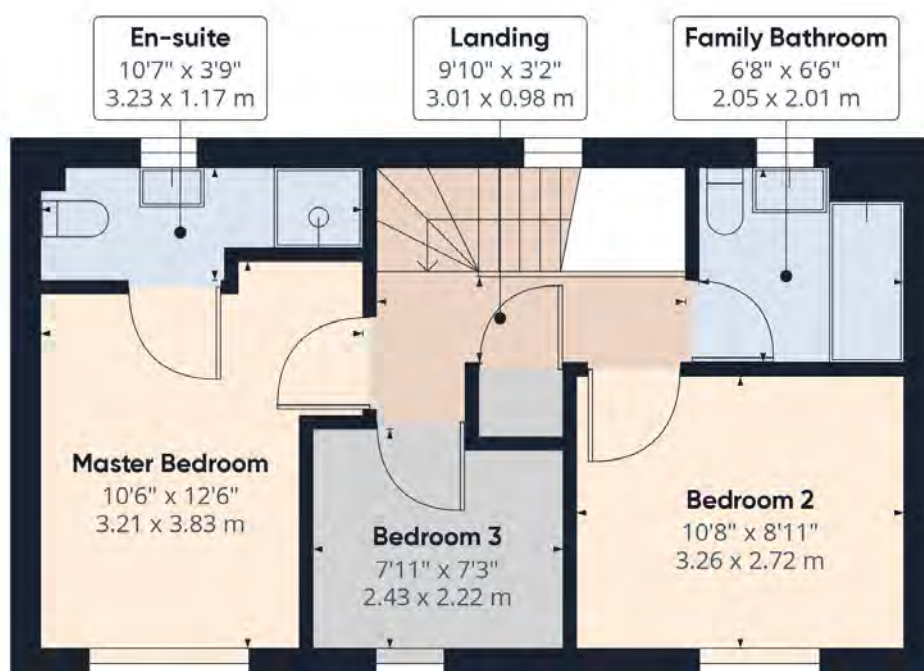


Floor 0

Approximate total area⁽¹⁾

838.74 ft²

77.92 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.