

## 4 Fortescue Drive Filleigh Barnstaple Devon EX32 OFH

# Guide Price: £375,000 Freehold







#### A STUNNING SEMI-DETACHED HOME

- 3 Bedrooms (1 En-suite)
- Set on the edge of the prestigious Castle Hill Estate in Filleigh
- Bright & inviting Living Room with a charming bay window
- Stylish Kitchen / Dining Room the heart of the home with doors opening onto the garden
- Rear Porch / Utility & downstairs Cloakroom
  - Upstairs Family Bathroom
- Private rear garden with a lawn & paved patio
  - perfect for al fresco dining
  - Private rear parking area











#### Overview

Set on the edge of the prestigious Castle Hill Estate in Filleigh, this stunning semi-detached home is part of an exclusive, high quality development. Completed in 2022 by the respected Mazzard Construction Limited, it offers a contemporary, high-specification finish designed for modern living.

The development features broad, well-maintained roads, traditional stone boundary walls and thoughtfully landscaped green spaces that seamlessly connect to the Grade I listed parkland of Castle Hill. Upon entering, you're welcomed into an Entrance Hall with stairs leading to the first floor and direct access to the bright and inviting Living Room which boasts a charming bay window and a spacious understairs storage cupboard.

Beyond the Living Room lies the heart of the home - a stylish Kitchen / Dining Room blending form and function. This generous space is fitted with sleek wall and base cabinetry, a central island with breakfast seating, and premium integrated appliances including a fridge/freezer, a double oven, an induction hob and dishwasher. Double doors flood the room with natural light and open directly onto the garden, creating an idyllic indoor-outdoor connection. A Rear Porch / Utility off the Kitchen offers plumbing and space for white goods, alongside a convenient downstairs Cloakroom and additional garden access.

Upstairs, 3 generously sized double Bedrooms provide ample room for free-standing furniture and tranquil views. The Primary Bedroom is complemented by fitted wardrobes and an En-suite Shower Room, while a beautifully presented Bathroom features a bath with shower over.

The private rear garden is a highlight, with a lawn bordered by mature shrubs, a paved patio - perfect for al fresco dining, and a timber shed. Two side gates provide easy access to the private rear parking area and the side of the property.

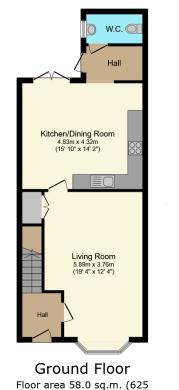
Call 01271 371 234 to arrange a viewing today!

#### **Agents Note**

Fortescue Drive is accessed by a privately managed road with shared areas and drainage maintained by a management company. The current annual service charge is to be confirmed.

#### **Council Tax Band**

C - North Devon Council



sq.ft.)

Bedroom 3

3.66m x 2.26m (12' 0" x 7' 5")

Bedroom 1 4.83m x 2.44m (15' 10" x 8' 0")

Bedroom 2 3.51m x 2.69m (11' 6" x 8' 10")

First Floor Floor area 50.6 sq.m. (545

sq.ft.)

Total floor area: 108.6 sq.m. (1,169 sq.ft.)

This floor plan is for illustrative purposes 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



















### 4 Fortescue Drive, Filleigh, Barnstaple, Devon, EX32 OFH



#### **Area Information**

The village of Filleigh has a church, primary school and village hall. It is situated 3 miles from South Molton and 8 miles from Barnstaple.

South Molton provides good local facilities including a range of shops, a post office, supermarket, health centre, schooling to secondary level and twice weekly pannier market. The renowned West Buckland School is within easy reach.

Exmoor National Park and the renowned North Devon coastline are both within easy reach by car.

#### **Directions**

From Barnstaple, follow the signs for Landkey / Swimbridge. At the Portmore roundabout, take the 1st exit onto the A361. At the roundabout, take the second exit onto Blakes Hill Road and continue through the village of Landkey. Proceed through the village of Swimbridge and follow the signs for Filleigh. Just before passing Filleigh Village Hall, turn right signposted The Old Smithy. The property will be located by following the brick-paved driveway into the estate.

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