



# 3 Curlew Close Okehampton EX20 1SE



**Asking Price - £360,000**





# 3 Curlew Close, Okehampton, EX20 1SE



Tucked away within a peaceful residential cul-de-sac, this beautifully presented two-bedroom house offers far more than initially meets the eye, boasting an impressive 1,599 sq ft of well-arranged living space.

- Spacious Two-Bedroom Home
- Large Kitchen Diner
- Bright Living Room
- Garden-Facing Conservatory
- Two Generous Bedrooms
- Two Modern Bathrooms
- Wrap-Around Garden
- Driveway And Garage
- Peaceful Cul-De-Sac
- Ideal For Downsizers
- Council Tax Band - E
- EPC - TBC



Tucked away within a peaceful residential cul-de-sac, this beautifully presented two-bedroom house offers far more than initially meets the eye, boasting an impressive 1,599 sq ft of well-arranged living space. With generous proportions throughout, including a large kitchen/diner, a wrap-around garden, garage, and conservatory, this is a rare opportunity to secure a home that combines comfortable living with versatility and space.

The home welcomes you via an attractive paved driveway with parking for multiple vehicles, framed by neatly maintained hedging and colourful borders. A covered entrance leads into a spacious central hallway that sets the tone for the rest of the property—light-filled, well-planned, and inviting.

At the heart of the home is the substantial kitchen/diner, which spans the full depth of the house and offers ample room for both cooking and entertaining. Fitted with a range of traditional-style units, integrated appliances, and generous worktop space, the kitchen also features a central island and a dedicated dining area. Patio doors open out into a conservatory that overlooks the garden, creating a lovely flow of indoor-outdoor living.

Adjacent to the kitchen is a large living room, complete with picture windows that allow natural light to flood in and provide tranquil views of the garden. This room offers excellent versatility and could be arranged to suit a variety of furniture layouts, ideal for relaxing or hosting.

Also on the ground floor is a family bathroom and a particularly generous utility room with internal access to the garage—perfect for keeping day-to-day laundry and storage needs tucked neatly away.

Upstairs, you'll find two superb double bedrooms. The principal bedroom is especially spacious, extending over 17 feet in length, with dual-aspect windows and ample room for wardrobes and furnishings. The second bedroom is also a large double and benefits from built-in storage. A second bathroom, conveniently located between the bedrooms, completes the upstairs accommodation.

Outside, the wrap-around garden has been thoughtfully landscaped and offers a mix of lawn, seating areas, and established planting. Whether you're looking to enjoy peaceful mornings with a coffee in the sun, or a spot of evening entertaining, this garden delivers on both privacy and beauty.

The attached garage offers secure storage or parking and adds further practical value to this already well-equipped home.

In all, this is a deceptively spacious property that offers the feel of a much larger home while retaining the easy-to-manage appeal of a two-bedroom residence. With its combination of size, layout, and location, it would suit a range of buyers from those looking to downsize without compromise, to professionals or couples wanting quality space both inside and out. The property could also suit a family, as it can very easily be altered to a three-bedroom home.

Early viewing is highly recommended to appreciate all this home has to offer.





# Changing Lifestyles

The property is situated within a popular development towards the northern edge of the town of Okehampton. 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 modern hospital and leisure centre in the attractive setting of Simmons Park.

There is schooling from infant to sixth form level, provided by the established college, primary school and modern St James CofE primary facility. 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.



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for more information or to  
arrange an accompanied viewing  
on this property.

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**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1599 ft<sup>2</sup>  
148.6 m<sup>2</sup>

**Reduced headroom**

52 ft<sup>2</sup>  
4.9 m<sup>2</sup>

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