



# 1 Moorcroft Court Okehampton EX20 1XD



**Guide Price - £425,000**



# 1 Moorcroft Court, Okehampton, EX20 1XD.

Stunning detached home with light-filled living, modern kitchen, four bedrooms, double garage, and breathtaking Dartmoor views...



- Stunning Detached Executive Home
- Light-Filled Spacious Living Areas
- Modern Open-Plan Kitchen
- Flowing Lounge And Dining
- Spectacular P-Shaped Conservatory
- Four Comfortable Bedrooms Upstairs
- Master Bedroom With En Suite
- Double Garage With Utility
- Driveway Parking For Several
- Front, Side And Rear Gardens
- Breathtaking Dartmoor National Views
- Council Tax Band - F
- EPC - TBC



This executive style detached home offers generous and thoughtfully arranged accommodation, presented with a clear sense of care and attention throughout. Set within a desirable position on the edge of Okehampton, the property enjoys far reaching views towards Dartmoor National Park, creating a wonderful backdrop for everyday living and adding to the appeal of its peaceful setting.

The ground floor is approached through an inviting entrance hall which sets the tone for the space that follows, offering a warm welcome to the home. A useful cloakroom and a well proportioned study sit to the front of the property, ideal for those who work from home or simply need a quiet place to retreat to. The kitchen and breakfast room have been combined to form an impressive open plan space, enhanced further by an updated kitchen that features a central island used as a breakfast bar. This area provides both practicality and style, along with direct access to the rear garden. From here, a door leads into the dining room which flows naturally into the conservatory, creating an easy connection between the main living areas. The lounge also opens into the conservatory, helping to create a flexible layout that works beautifully for relaxation, family life and entertaining. The conservatory enjoys a pleasant outlook over the garden and offers a bright, comfortable space to enjoy throughout the year.



Upstairs, the master bedroom benefits from its own en suite shower room. Three further bedrooms provide comfortable and versatile accommodation for family members or visiting guests. All are served by a well appointed family bathroom. The landing also enjoys natural light from a roof window which provides a further glimpse towards Dartmoor and adds to the airy feel of the first floor.

Outside, the property offers front, side and rear gardens, including areas of artificial turf which are especially convenient for pet owners. Established shrubs add greenery and structure, while a pleasant seating area provides a lovely spot for outdoor dining and relaxation. The double garage is a notable feature, complete with power, lighting and a useful utility area with fitted units, sink and space for appliances. Driveway parking sits to the front, along with gated access to the rear garden.

Okehampton provides an excellent range of shops, supermarkets, schools and leisure facilities, along with easy access to the A30. Dartmoor National Park is only moments away, offering countless opportunities for walking and outdoor adventure.

# Changing Lifestyles

The town of Okehampton 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 with the college rated 'Outstanding' by Ofsted. 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<sup>(1)</sup>

1841 ft<sup>2</sup>

171.1 m<sup>2</sup>



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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.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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