

12 Ladybird Lane  
Winkleigh  
EX19 8BX



**Offers in Excess Of - £310,000**



# 12 Ladybrid Lane, Winkleigh, EX19 8BX.



Modern detached family home offering four bedrooms, enclosed rear garden, generous off road parking and excellent nearby amenities...

- Three Bedroom Detached Family Home
- Completed In 2023
- Remaining NHBC Warranty
- No Onward Chain
- Driveway Parking Three Vehicles
- Adjoining Garage With Power
- Dual Aspect Living Room
- Kitchen Dining Room
- Principal Bedroom With Ensuite
- Enclosed Rear Garden
- Countryside Views From Bedrooms
- Council Tax Band - D
- EPC - C



Step into modern family living with this beautifully presented three bedroom detached home, completed in 2023 and offered to the market with no onward chain. Designed with comfort and practicality in mind, the property combines bright, well proportioned interiors with excellent outside space, driveway parking for three vehicles and an adjoining garage. With the remainder of its NHBC warranty in place, it offers both style and reassurance in equal measure.

The accommodation is arranged over two floors and flows effortlessly throughout. A welcoming entrance hall sets the tone, with stairs rising to the first floor. To one side, the living room is a superb dual aspect space, filled with natural light and perfectly suited for both relaxing evenings and entertaining guests.

To the rear, the kitchen dining room forms the heart of the home. This impressive space enjoys direct access to the garden through double doors, creating a seamless connection between inside and out. The kitchen is fitted with a contemporary range of wall and base units with marble effect work surfaces, a built in oven, hob with extractor and sink with drainer. There is space and plumbing for a washing machine and dishwasher, as well as room for a freestanding fridge freezer. With ample space for a dining table and chairs, it is an ideal setting for family meals and social gatherings. A downstairs cloakroom, complete with WC and wash hand basin set within a vanity unit, is accessed from the kitchen, along with a useful understairs storage cupboard.



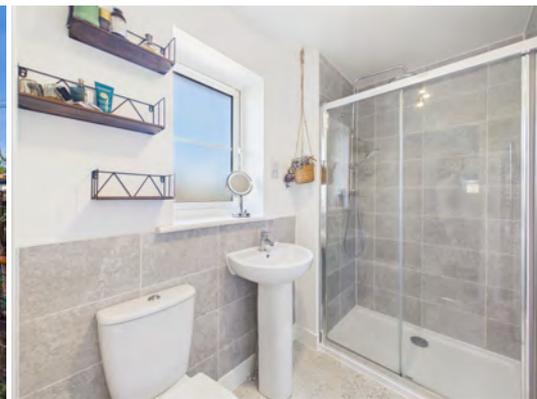
Upstairs, a spacious landing leads to three well proportioned bedrooms and the family bathroom. The principal bedroom is a light filled dual aspect double room with its own ensuite shower room. Bedroom two is a comfortable double, while bedroom three is a single room enjoying open countryside views. The family bathroom is fitted with a bath, WC, wash hand basin and heated towel rail, finished in a clean and contemporary style.

Externally, the property continues to impress. To the front is a neat chipping area with a paved pathway leading to the entrance. A tarmac driveway to the side provides off road parking for three vehicles and leads to the adjoining garage, which benefits from power, lighting and an up and over door. A side gate gives access to the enclosed rear garden, arranged over two levels with a patio area directly from the kitchen, a generous lawn and an additional seating area bordered by established shrubs and planting.

# Changing Lifestyles

Winkleigh is a charming village located in North Devon, rich in history and nestled amidst picturesque countryside. Dating back to Saxon times, the village has retained much of its rural charm with a lovely village square, surrounded by traditional white cottages. With a population of around 1,400, Winkleigh maintains a close-knit community atmosphere, offering a range of local amenities including a village shop, a pub, and a primary school. The surrounding countryside offers plenty of opportunities for outdoor activities, such as hiking and cycling, with scenic routes that provide stunning views of the Devon landscape.

The village is also well-connected, with easy access to nearby towns like Barnstaple and Bideford, making it ideal for those seeking a peaceful, rural lifestyle without sacrificing convenience. In addition, Winkleigh hosts various cultural events, including the traditional "Burning the Ashen Faggot," reflecting the village's long-standing heritage. For those looking for a blend of history, community, and natural beauty, Winkleigh is an ideal place to call home.



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>

928 ft<sup>2</sup>

86.3 m<sup>2</sup>

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