



Bond
Oxborough
Phillips

Changing Lifestyles

34 Burwood Road
Torrington
Devon
EX38 7NE

Asking Price: £300,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Large three Bedroom Family Home
- Ensuite Bedroom
- Modern Kitchen/Diner
- Private Garden
- Large Driveway
- Garage
- Close To Schools
- EPC: TBC
- Council Tax Band: C



Welcome to 34 Burwood road situated on the popular Burwood estate, this is a stunning example of a modern family home that has been thoughtfully and extensively renovated by the current owners to an exceptional standard throughout.

The finish is evident from the moment you arrive, with the property standing out thanks to its crisp white render and striking black uPVC front door, while offering ample off-road parking for up to four vehicles along with access to the garage.

The accommodation has been designed with modern family living in mind, with a particular emphasis on space, light, and functionality. The heart of the home is the impressive kitchen/dining space, finished to a high specification with a sleek, contemporary feel. This bright and airy room is perfect for both day-to-day living and entertaining, boasting a substantial central island with seating for up to eight guests, making it a real social hub of the home.



The lounge is equally inviting, offering a light-filled space with pleasant views over the south-facing rear garden. From here, there is access through to the utility room and downstairs WC, as well as a door leading into the garage. The garage itself has been partly converted to create a clean and practical storage area, complete with plumbing for a washing machine and tumble dryer, fitted with dimmable spotlights and a radiator. This space offers excellent versatility and, subject to the necessary planning permissions, could be further converted into a fourth bedroom if required.

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Upstairs, the property continues to impress. The master bedroom is a generous double, complemented by a walk-through dressing area which could also serve as a home office or nursery. This leads through to the main bedroom, which benefits from views over the rear garden and access to a appointed en-suite shower room. Bedroom two is a good-sized double overlooking the front, while bedroom three is a well-proportioned single room, ideal as a child's bedroom or office space.

The family bathroom is a great size and fitted with a modern three-piece suite, including a shower over the bath, along with an obscure window to the side allowing for natural light while maintaining privacy.

Externally, the rear garden is a real feature of the home. Being south-facing, it enjoys sunlight throughout the day and provides an ideal setting for outdoor dining and entertaining. There is a patio area leading onto a lawn, bordered by mature shrubs and trees which offer a good degree of privacy, creating a peaceful and enclosed space for families to enjoy.

Overall, this is a beautifully presented home that has been carefully designed and finished to suit modern family living, offering both style and practicality in equal measure.

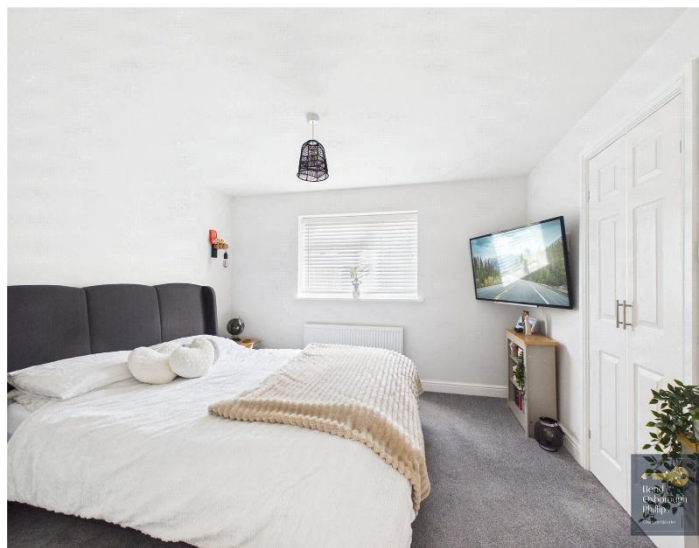
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Floorplan



Directions

From Torrington Square take the Well Street exit and at the road junction turn left. At the mini roundabout with the petrol station on the right hand side, turn right and proceed until the next roundabout whereupon take the B3227 signposted South Molton. Take the second turning on your right into Borough Road followed by your first left into Burwood Road. Follow the road for a short distance where the home will be found on your right with number plate clearly displayed.

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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We are here to help you find and buy your new home...

2 Well Street
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Devon

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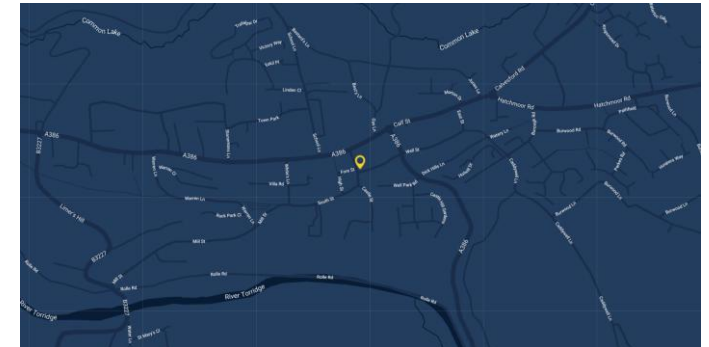
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Office photo to follow
shortly



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