

22 Kingsmead Drive  
Torrington  
Devon  
EX38 7DD

**OIEO £300,000 Freehold**



Changing Lifestyles

01805 624 426  
torrington@boproperty.com



- Three bedrooms
- Ensuite to master
- Large dining room
- Family bathroom
- Garage & Parking
- Enclosed rear garden
- EPC: C
- Council Tax Band: C



Welcome to 22 Kingsmead Drive is a well presented three bedroom detached family home, situated within the popular Kingsmead development.

Occupying a pleasant position on the estate, this impressive property has been thoughtfully improved and extended create a spacious and versatile home perfectly suited to modern family living.

From the moment you arrive, the property offers an attractive first impression, with a generous driveway providing ample off-road parking for multiple vehicles. The current owners comfortably accommodate a motorhome, highlighting the excellent practicality of the space available.

The driveway also leads to the garage, which has been cleverly adapted to maximise functionality. The front section remains ideal for storage and benefits from an electric roller door, while the rear section has been converted into a highly useful utility room complete with electrics for appliances.

Stepping inside, the welcoming entrance hall immediately sets the tone for the rest of the home, offering a bright and inviting feel throughout. From here, there is access to the downstairs WC, the main living accommodation, and the kitchen.

Positioned to the front of the property is the cosy yet spacious living room, a perfect setting for relaxing with family or entertaining guests. The true heart of the home, however, is the stunning rear extension which has transformed the property by creating a substantial second reception room. Flooded with natural light from the Velux windows above and large patio doors opening onto the rear garden, this impressive space provides exceptional flexibility and could be used as a family room, dining area, playroom, or entertaining space. The seamless connection between the indoor and outdoor areas makes it ideal for modern day to day family life.



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The kitchen is another standout feature of the property, offering a bright and airy environment with an abundance of natural light. Fitted with a stylish and modern range of units, the kitchen provides ample worktop and storage space while maintaining a contemporary finish.

To the first floor, the property continues to impress with three well proportioned bedrooms. The master bedroom enjoys a pleasant outlook over the rear garden and benefits from fitted wardrobes as well as a en-suite shower room, creating a comfortable and practical retreat.

Bedroom two is a generous double room positioned to the front of the property, while bedroom three is a good-sized single bedroom overlooking the rear garden, making it ideal as a child's bedroom, nursery, dressing room, or home office.



Completing the first floor is the family bathroom, fitted with a bath, wash hand basin, and WC, all presented in a clean and functional style.

Outside, the rear garden has been designed with family living in mind. Mainly laid to lawn, it offers plenty of space for children to play or for outdoor entertaining during the warmer months. A raised flower bed adds colour and character, while the overall size of the garden strikes the perfect balance between practicality and ease of maintenance.

Located within the ever-popular Kingsmead development, the property enjoys convenient access to local amenities, schools, transport links, and nearby countryside walks, making it an ideal purchase for growing families and those seeking a well connected yet peaceful setting.

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## Floorplan



## Directions

From Torrington take the B3227 signposted to South Molton and after passing Great Torrington Secondary School on your left hand side take the first left hand turning into Kingsmead Drive. Upon entering the development follow the road as it bears left and then right, down the hill through the pinch points where the property will be located on your right hand side.

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...

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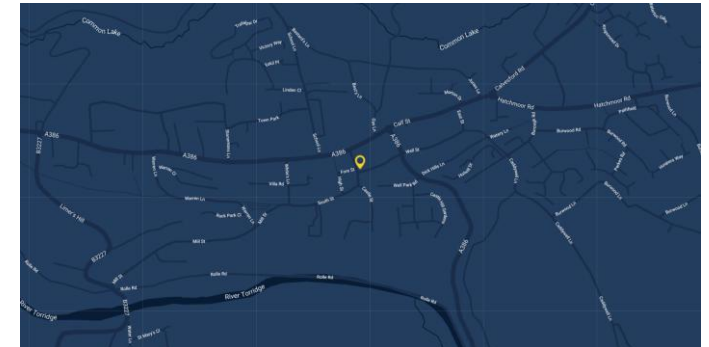
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