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Phillips

Changing Lifestyles

9 Elgar Close
Barnstaple
Devon
EX32 8AA

Guide Price: £319,950 Freehold



Changing Lifestyles

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9 Elgar Close, Barnstaple, Devon, EX32 8AA

SPACIOUS THREE BEDROOM FAMILY SIZED HOME WITH COUNTRYSIDE VIEWS AND EXTENSIVE GARDENS



- Extended three-bedroom family home in a quiet cul-de-sac of just 17 properties
- Delightful countryside views enjoyed from both the front and rear
 - Stylish kitchen/dining room refitted in 2023 with integrated appliances
- Spacious living room with sliding patio doors opening onto the rear garden
 - Ground floor study and modern shower room, ideal for home working or guests
- Contemporary first floor family bathroom and three well-proportioned bedrooms
 - Extensive rear garden with raised composite decking, powered timber shed and generous lawn
- Off-road parking for 3-4 vehicles with convenient gated side access to the rear garden



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Set within an exclusive cul-de-sac of just 17 homes on the outskirts of Barnstaple, this beautifully extended three-bedroom family home enjoys delightful countryside views to both the front and rear. Offering generous living accommodation, extensive rear gardens, parking for three to four vehicles, and stylish contemporary kitchen and bathroom suites, it is perfectly suited to modern family life.

Double French doors welcome you into the impressive open-plan kitchen/dining room, a superb space designed for both everyday living and entertaining. Refitted in 2023, the contemporary kitchen features an extensive range of matching wall and base units, eye-level double ovens, a four-ring electric hob with extractor over, an integrated full-height fridge and an integrated dishwasher. A door leads through to the utility room, offering additional worktop space, plumbing for a washing machine and access to both the ground floor shower room and a versatile study, ideal for those working from home.

Positioned at the rear of the property, the spacious living room enjoys a peaceful outlook across the garden and benefits from sliding patio doors opening directly onto the outside seating area. A flame-effect electric fire provides an attractive focal point, whilst a further door offers access into the study.

The first floor comprises three well-proportioned bedrooms, each enjoying attractive countryside views, together with a modern family bathroom fitted with a close-coupled WC, wash hand basin and a panelled bath.

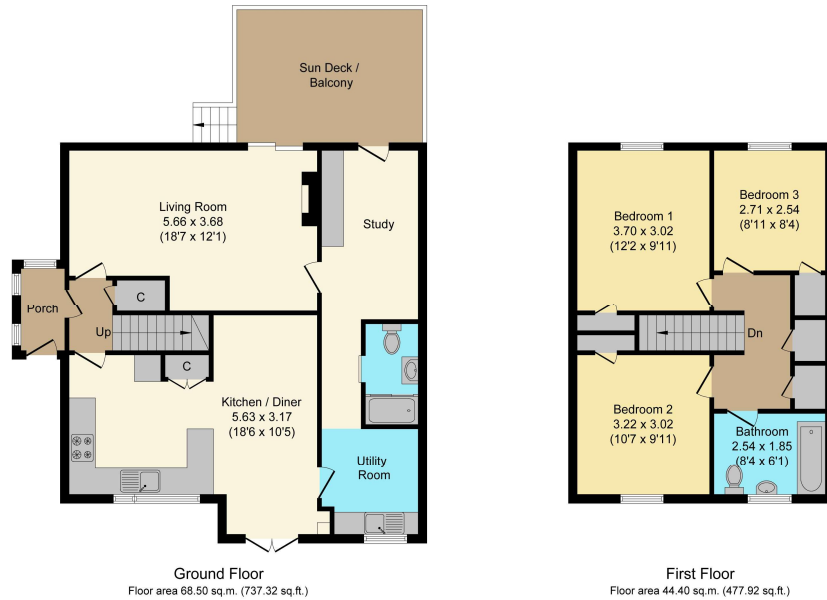
The rear garden is undoubtedly one of the property's standout features. A raised composite decking area provides the perfect place for outdoor dining and entertaining, whilst also concealing an exceptional amount of useful storage beneath. Beyond lies an extensive lawn, a substantial timber workshop/storage shed with power connected, and a five-bar wooden gate providing convenient access to the front of the property and the generous off-road parking area.

Council Tax Band

- C



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Total floor area: 112.90 sq.m. (1215.24 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by WWW.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Barnstaple continue along Bear Street continuing straight over at the traffic lights onto the Goodleigh and Bratton Flemming road. Take the right hand turning into Walton Way then immediately left into Elgar Close where number 9 will be located on your left hand side.

What3words: ///melons.irritable.secure

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