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Changing Lifestyles

7 Wolstonian Way
Roundswell
Barnstaple
Devon
EX31 3WF

Guide Price: £415,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

7 Wolstonian Way, Roundswell, Barnstaple, Devon, EX31 3WF

AN IMMACULATE DETACHED FAMILY HOME



- 4 Bedrooms (1 En-suite)
 - Cosy Lounge
 - Snug / Home Office
- Fantastic open-plan Kitchen / Dining / Family Room
 - Ground Floor Cloakroom & First Floor Family Bathroom
- Garage & driveway parking
 - Fully enclosed rear garden
- Located within close proximity to public transport links, nearby schools, local amenities & green spaces
- This home offers the perfect balance of tranquillity & convenience



Located in the sought after area of Roundswell is this immaculate 4 Bedroom detached family home available for sale. Boasting stunning views over surrounding woodland, this property offers a peaceful retreat for families.

This charming home features 2 Reception Rooms, each with its own unique character. The first Reception Room is a cosy Lounge, perfect for relaxing evenings, while the second Reception Room is currently used as a Snug but offers potential for use as a Home Office. The open-plan Kitchen / Dining / Family Room comes complete with modern appliances is ideal for family meals and entertaining guests.

The 4 double Bedrooms offer ample space for a growing family and the Master Bedroom benefits from an En-suite Shower Room. There is also a Family Bathroom featuring modern fixtures and fittings, ensuring comfort and convenience.

The property also includes a Garage and driveway parking, providing convenience for residents. To the rear of the property, there is a fully enclosed garden, creating a private outdoor space for relaxation and entertainment.

Being within close proximity to public transport links, nearby schools, local amenities and green spaces, this home offers the perfect balance of tranquillity and convenience.



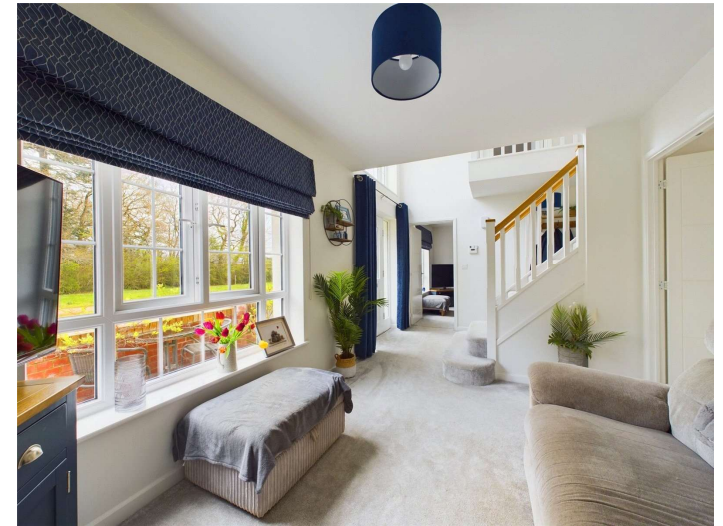
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Situated within the popular residential development of Roundswell, all local amenities are close to hand with numerous superstores and supermarkets. Barnstaple Town Centre is within reach with many high street and independent stores, restaurants, a cinema, public houses and a wide variety of leisure facilities.

The North Devon Link Road is also convenient and a bus service operates in the area. A branch railway line links Barnstaple with Exeter St. David's and to Exeter Central for the excellent shopping facilities.



Internal Description

Entrance Hall

UPVC double glazed composite door with obscure side lights to each side. Carpeted stairs to First Floor with built-in understairs storage cupboard. Fitted carpet.

Cloakroom - 5'2" x 2'10" (1.57m x 0.86m)

WC and hand wash basin with tiled splashback. Radiator, extractor fan, vinyl flooring.

Snug - 11'3" x 8'11" (3.43m x 2.72m)

UPVC double glazed window to property front. Fitted carpet, power points, radiator. Double doors to Kitchen.

Kitchen - 11'11" x 11' (3.63m x 3.35m)

A modern and stylish fitted Kitchen comprising matching wall and floor units with worktops and inset double bowl stainless steel sink unit with UPVC double glazed window above. Built-in oven with 4-ring gas hob and extractor canopy above. Integrated dishwasher, washing machine and fridge / freezer. Cupboard housing wall mounted boiler. Wood effect flooring. UPVC double glazed door to driveway.

Dining / Family Room

Space for dining and entertaining. UPVC double glazed window and UPVC double glazed French doors to garden. 2 radiators, wood effect flooring, power points, spot lights.

Lounge - 13'5" x 10'6" (4.1m x 3.2m)

UPVC double glazed window to property front. Fitted carpet, power points, radiator.

First Floor Landing

Feature UPVC double glazed window to property front enjoying woodland views. Hatch access to loft space. Built-in storage cupboard. Radiator.

Bedroom 1 - 13' x 10'9" (3.96m x 3.28m)

A large double Bedroom with UPVC double glazed window to property rear. Fitted carpet, power points, radiator.

En-suite Shower Room - 7'6" x 4'7" (2.29m x 1.4m)

3-piece suite comprising fully tiled double shower enclosure, WC and hand wash basin with tiled splashback. Heated towel rail, vinyl flooring, spot lights, extractor fan. Obscure UPVC double glazed window to property rear.

Bedroom 2 - 10'8" x 10'1" (3.25m x 3.07m)

A double Bedroom with UPVC double glazed window to property front. Fitted carpet, power points, radiator.

Bedroom 3 - 11'2" x 9'1" (3.4m x 2.77m)

A double Bedroom with UPVC double glazed window to property front. Fitted carpet, power points, radiator.

Bedroom 4 - 13'5" x 7'7" (4.1m x 2.3m)

UPVC double glazed window to property rear. Fitted carpet, power points, radiator.

Bathroom - 7'1" x 6'3" (2.16m x 1.9m)

3-piece suite comprising panelled bath with shower over in a tiled surround, WC and hand wash basin with tiled splashback. Vinyl flooring, heated towel rail, spot lights, extractor fan.

Outside

There is driveway parking for 2-3 vehicles leading to the Garage. There is an electric car charging point here.

To the front of the property is a small walled garden and paved pathway leading to the front entrance door.

The rear garden is fully enclosed and private. There is a patio leading directly from the Kitchen / Dining / Family Room which leads onto a lawned garden and a decking area - ideal for outside dining. The garden is complemented by flower beds housing mature shrubs and plants. Side gated access leads to the driveway.

Garage - 19'10" x 10'9" (6.05m x 3.28m)

Up and over door. Power and light connected.

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Council Tax Band

E - North Devon Council



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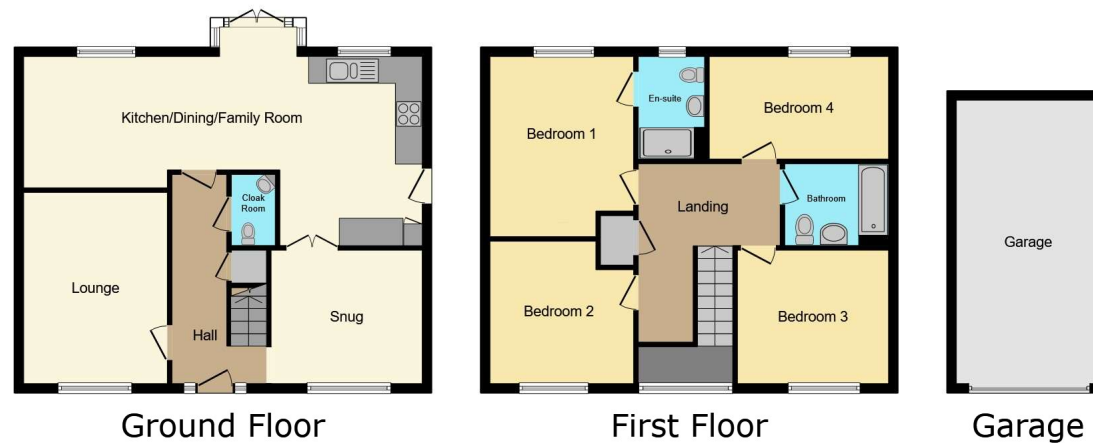
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

Directions

From Barnstaple Town Centre continue over the Long Bridge and up Sticklepath Hill. Upon reaching the roundabout at The Cedars, take the left hand turning and continue on to the next roundabout. Take the right hand turning signposted Holmacott / Eastleigh. Follow this road to the end and turn right at the roundabout onto Claypits Road. Take the next left hand turning onto Higher Gorse Road and follow the road along to Barum Ware Way. Proceed along this road for a short distance and take the first left hand turning into Wolstonian Way. Follow this road to the end and turn left to where number 7 will be situated with a numberplate 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...

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Please do not hesitate to contact
the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	