

101 Kellands Lane Okehampton EX20 1FS



Guide Price - £260,000



101 Kellands Lane, Okehampton, EX20 1FS.

A modern family home in a sought-after development, featuring three bedrooms, a fully enclosed rear garden, a versatile additional outdoor space, and a double driveway for convenient off-road parking...



- Modern -SemiDetached Family Home
- Offering Three Bedrooms
- Open Plan Living Arrangement
- Family Bathroom & Master En-Suite
- Spacious Living Room
- Enclosed Rear Garden
- Driveway for Two Cars
- Close Proximity to Local Amenities
- Convenient Transport Links
- Mains Gas Central Heating
- Ultrafast Fibre Broadband Connectivity
- Council Tax Band - C
- EPC - TBC



Welcome to this beautifully presented modern family home, offering a perfect balance of style, comfort, and practicality in the peaceful location of Okehampton. Designed for simple and social living, this property is ideal for both families and first-time buyers seeking a well-appointed home with thoughtful features throughout.

Stepping inside, you are greeted by a welcoming entrance hallway with ample space for coats and shoes, ensuring a tidy and organized entrance. A convenient cloakroom is also located just off the hallway, adding to the home's practicality. The layout has been designed to maximize space and natural light, creating a bright and airy feel throughout.

The ground floor boasts an impressive open-plan layout, perfectly suited to modern lifestyles. The stylish kitchen and dining area provide generous countertop space, sleek cabinetry, and modern appliances, making it ideal for both everyday meals and entertaining. The open-plan design ensures effortless movement between spaces, while the dining area offers ample room for a family table. The spacious living area is bright and inviting, perfect for relaxing or socializing. Both the kitchen and living room benefit from patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living while allowing plenty of natural light to flood in.

Upstairs, the home offers three well-proportioned bedrooms, each thoughtfully arranged to maximize comfort and functionality. The main bedroom is a generous double, complete with a contemporary en-suite shower room. The second double bedroom is ideal for guests or children, while the versatile third bedroom can serve as a cozy single, home office, or nursery. A modern family bathroom, featuring a bath and stylish fittings, completes the first floor, ensuring convenience for the entire household.

Outside, the rear garden is fully enclosed, providing a safe and private space for relaxation and play. An initial patio area offers the perfect spot for outdoor dining or entertaining, while an additional section of the garden, separated by a charming gate into the fenced area creates a flexible space ideal for children to play, letting the dog roam, or even setting up a vegetable patch or extra seating area. The thoughtful design of the garden ensures it can be enjoyed year-round.

To the side of the property, a double driveway provides convenient off-road parking for multiple vehicles, offering a practical alternative to a designated parking space or garage.

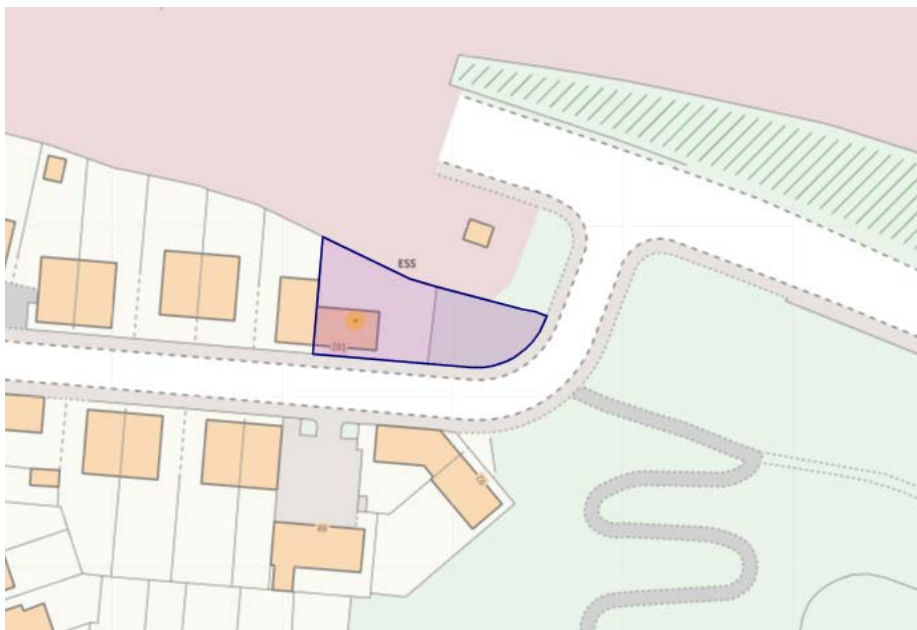


Changing Lifestyles

The property is situated towards the eastern edge of Okehampton town, within the ever so popular Meldon Fields development. The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.

There is schooling from infant to sixth form level, provided by the established college, primary school and modern St James CofE primary facility. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery.

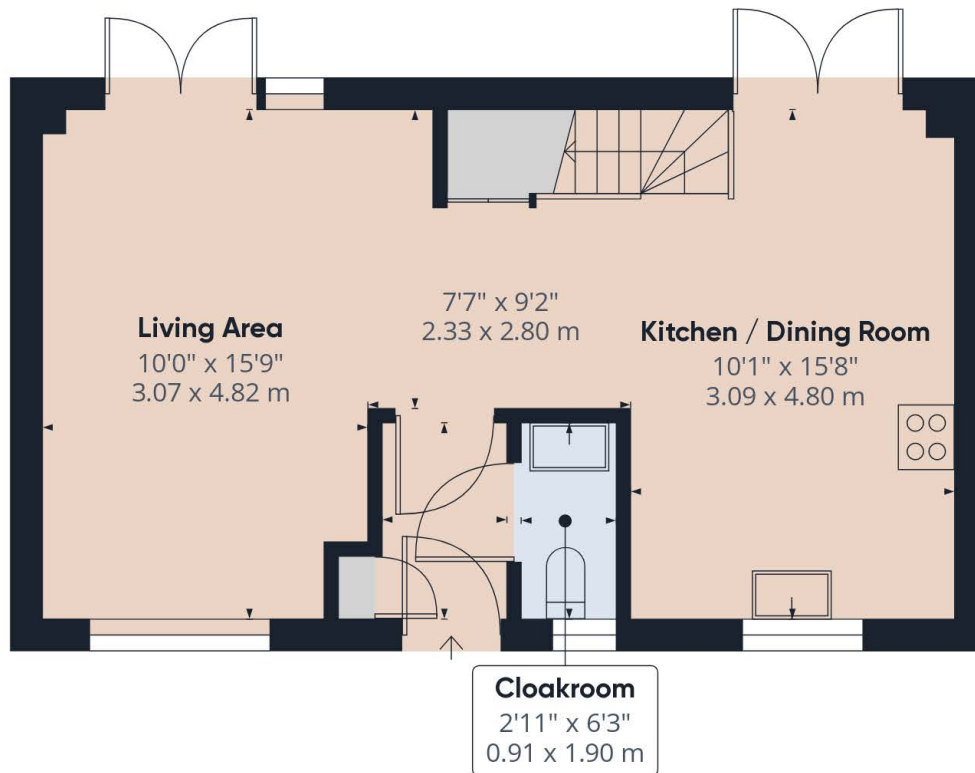
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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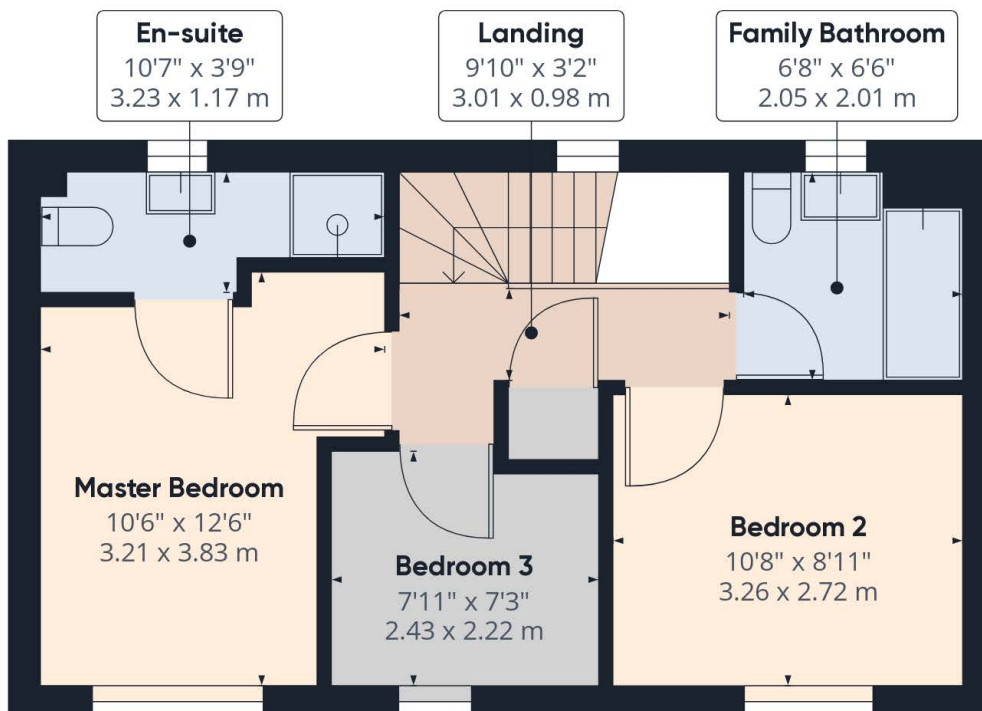


Floor 0

Approximate total area⁽¹⁾

838.74 ft²

77.92 m²



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