



28 Bramble Walk, Roundswell

Offers in Region of **£323,000**

 **HORTONS**



Introducing this charming 3 bedroom link detached property located in a sought-after neighbourhood, just a short distance from Barnstaple Town Centre. Boasting a private garden, light accommodation and garage, this beautifully maintained home offers a perfect blend of modern convenience and comfortable living space.

Upon entering, you are welcomed by a bright interior that exudes a sense of warmth and homeliness. The property features the original yet well-appointed kitchen with patio doors out to the enclosed, private garden with recently fitted carpets and flooring throughout.

The lounge is a cosy retreat, perfect for relaxation and family time with space for a large corner sofa and furniture. Entering into the kitchen/diner your eyes are drawn to the French doors that lead out to the mature garden, with space for a 6 seater table in the dining area, to enjoy the view. Within the kitchen there is ample worktop space with several wall and floor cupboards along with space for a dishwasher, freestanding oven and fridge/freezer. There is also the added convenience of a utility area in the garage with cupboards and worktop space, plumbing below for a washing machine and tumble dryer plus a wall mounted mixer water tap, handy for washing the car!

This home's ground floor space offers practical living alongside its comfortable setting, and upstairs does not disappoint either.

On the first floor, there are two double bedrooms both benefitting from fitted wardrobes and noticeably lit with natural light, creating a calming environment for rest and relaxation. The third bedroom overlooks the front with a deep cupboard and space for a single bed, currently used as the perfect office space for the vendors. The bathroom and WC have been tastefully updated replacing the dated avocado suite, ensuring a modern and stylish touch to the home.

Noteworthy features include the replacement of the boiler (regularly serviced), Anglian windows and external doors (warranty remaining), bathroom, WC, flooring and carpets throughout since 2017, along with a fully insulated loft (part boarded) and LED lighting enhancing the property's energy efficiency, comfort and overall functionality. The house's exterior has also been recently professionally painted adding to peace of mind and maintaining the property's excellent condition.

The exterior of the property is just as inviting, with a private rear garden full of mature trees and shrubs, providing a tranquil setting. The patio and lawn provides space for games and relaxing, with space for garden furniture









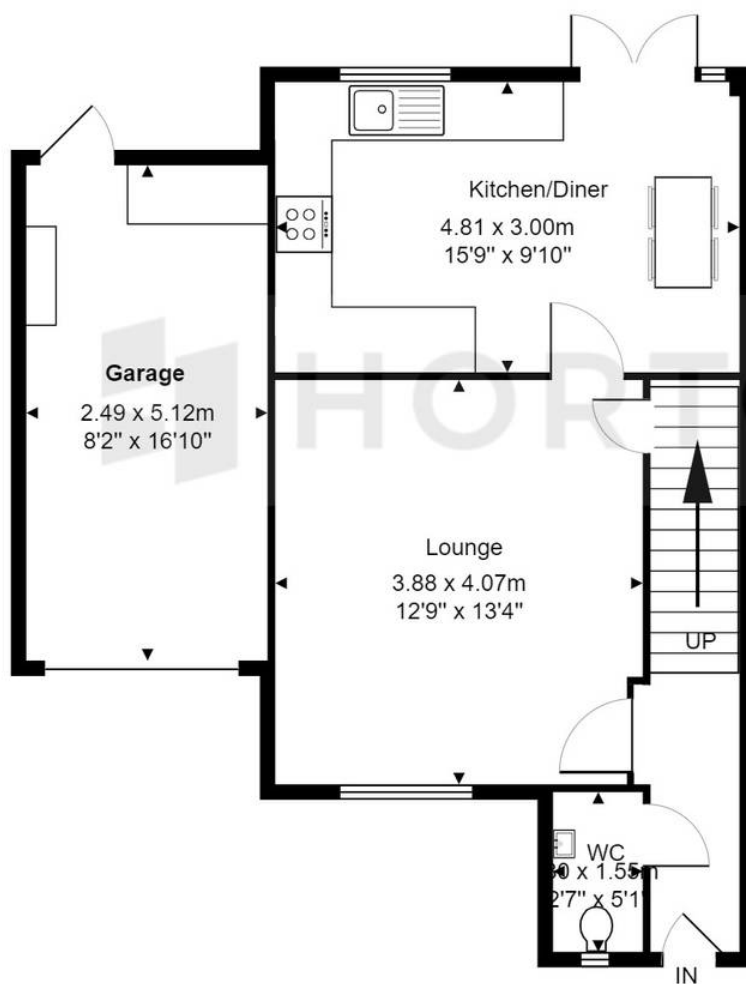




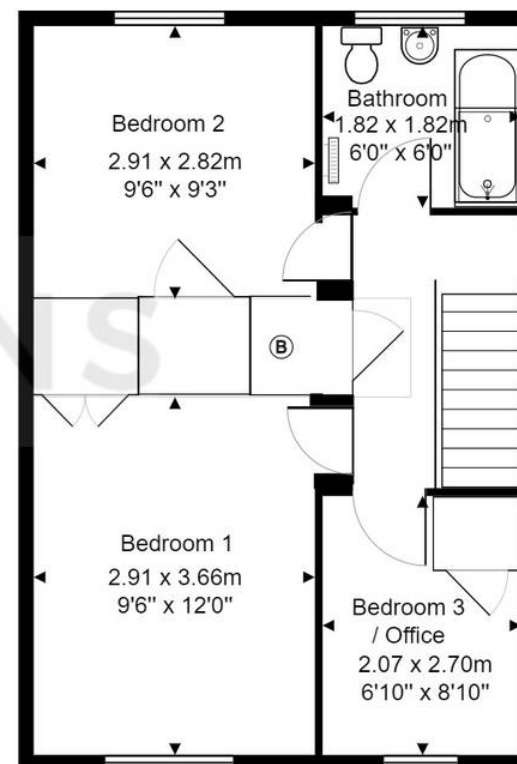








**GROUND FLOOR**



**FIRST FLOOR**

Total Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

