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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**22 LYNBRO ROAD, PILTON  
BARNSTAPLE, DEVON, EX31 1QG**

A beautifully presented 4 Bedroom Detached Family Home located in a sought after residential area within popular Pilton. This impressive property has been totally refurbished & extended with the highlight being a superb Family Room. No chain.

**£400,000**



- A spacious 4 Bedroom Detached Family Home extended & finished to a high specification
- Occupying a good size plot offering easy Off Road Parking, a Garage and a deligthful Back Garden with a raised timber deck & paved sitting area
- Attractive re-fitted Kitchen with stylish & contemporary high gloss finished units and a built in hob & oven
- Two spacious Reception Rooms including the recently added Family Room which has a woodburner installed & a stylish fireplace
- Substantial UPVC double glazed Conservatory Extension overlooking the Back Garden
- 4 double sized Bedrooms (2 on each floor) with fitted wardrobes in Bedrooms 1, 3 & 4
- Two Bath/Shower Rooms one on each floor & both finished to an excellent standard
- Gas central heating & UPVC double glazed windows
- A fine example of how to present a home for sale
- Internal viewing recommended. No chain



**LOUNGE 13'10 X 11'11 (4.22M X 3.63M)**

A spacious room with a fireplace with a pebbled fronted electric fire, wood effect flooring, power points, double radiator and double doors to the

**CONSERVATORY 13'1 X 12'7 (3.99M X 3.84M)**

A lovely double glazed extension with a vaulted ceiling, tiled and insulated flooring, double radiator and French doors to garden.

Regency style panelled door from hallway to

**BEDROOM ONE 12'3 X 11' (3.73M X 3.35M)**

Wood effect flooring, radiator, power points, fitted wardrobes with part mirror fronted doors, regency style panelled door from hallway to

**BEDROOM TWO 10'2 X 10'2 (3.10M X 3.10M)**

Wood effect flooring, double radiator and power points, regency style panelled door from hallway to

**BATHROOM**

Beautifully presented bathroom with attractive floor to ceiling wall tiles featuring a white suite with a bath with a mixer tap, separate walk in shower with a glazed shower screen door, vanity wash hand basin with mixer tap, low level w/c, heated towel rail, extractor fan.

Staircase to

**FIRST FLOOR GALLERIED LANDING**

Radiator and regency style panelled door from landing to

**BEDROOM THREE 15'7 X 12 (4.75M X 3.66M)**

Radiator, power points, two windows creating a good level of natural light, wood effect flooring, fitted wardrobes, access to storage space within the eaves. Regency style panelled door from landing to

**BEDROOM FOUR 15'8 X 9'3 (4.78M X 2.82M)**

Radiator, power points, two bedroom windows creating a good level of natural light, wood effect flooring, fitted wardrobes, storage space within the eaves and hatch to loft space. Regency style panelled door from landing to

**SHOWER ROOM**

A particularly large shower room being appointed with a double size walk in shower with curved glazed screen. Low level w/c, vanity wash hand basin, heated towel rail, downlighting, extractor fan and door to large airing cupboard.

**OUTSIDE**

To the front there is a stone chipped driveway providing off road car parking for four vehicles.

**GARAGE 15'11 X 9'4 (4.85M X 2.84M)**

With up and over door. Fitted units with a single drainer sink unit, plumbing for washing machine and wall mounted gas combination boiler.

To the rear there is a lovely garden with a paved sitting area outside the conservatory and family room. There is a lawned garden with a raised timber decked sitting area with a log store and garden shed to one side. The garden is bordered by timber fencing with mature shrubs and bushes adding colour and interest. There are gates either side of the property adding pedestrian access. Outside tap and outside light.

**NOTE**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Chequers Estate Agents of Barnstaple are delighted to offer for sale 22 Lynbro Road a spacious and beautifully presented 4 Bedroom Detached Family Home located in one of Pilton's most sought after roads.

This impressive property has been recently extended and totally refurbished and is far larger inside than a quick glimpse from the outside would suggest.

The property occupies a good size plot and offers easy Off Road Parking for several vehicles plus a Garage. To the rear there is a good size Back garden laid to lawn with a raised sun deck, patio and useful log stores.

A particular feature to highlight and one that you won't see from the front is the excellent Family Room Extension which is a spacious addition and overlooks the pretty Back Garden it has a feature brick fireplace with a woodburner installed and French doors opening out onto the Garden.

The property offers well arranged and adaptable accommodation which could easily accommodate a dependant relative/independent teenager. There are Two Bathrooms (one on each floor) and with the new Family Room there are now 2 Living Rooms plus a substantial Conservatory. The Kitchen has been attractively fitted with stylish and contemporary high gloss finished units and includes a built in hob and oven. There are 4 comfortable double sized Bedrooms (2 on each floor) with Bedrooms 1, 3 & 4 having fitted wardrobes.

An internal viewing is strongly recommended so as to fully appreciate the high specification finish and to see first hand the impressive Family Room Extension together with the excellent room sizes.

No 22 Lynbro Road is considered to be a fine example of how to present a Family Home for sale and if you are seeking a spacious property in a sought after and well established area then this home will be of particular interest and should be added to your viewing list.

**LOCATION**

Lynbro Road can be found in Pilton and is within easy reach of local schools and places of employment including the North Devon District Hospital and the businesses on the Pottington Industrial Estate. Pilton is steeped in history and has a pretty main street with character properties, two inns, church, fish & chip shop & Indian. Barnstaple the regional centre for North Devon is a mile away and offers a wide choice of shopping and leisure facilities as well as a train and bus station.

**UPVC DOUBLE GLAZED FRONT DOOR TO**

**ENTRANCE PORCH**

Useful storage cupboard with mirror fronted doors, radiator and wood effect floor. Glazed panelled door to

**ENTRANCE HALL**

A lovely hallway with a galleried landing feature, useful understairs storage cupboard, radiator and power points. Regency style panelled door from hallway to

**KITCHEN 11'11 X 10'2 (3.63M X 3.10M)**

Beautifully re-fitted with high gloss finished units, granite effect contoured work surface with a built in 5 ring gas hob, tiled splash back, extractor hood above, fitted eye level double oven, single drainer sink n half sink unit with mixer tap, integrated wine wrack, plumbing for dishwasher, wood effect flooring and tiled walls, radiator, power points, downlighting, kitchen window overlooking the back garden, access through to

**FAMILY/DINING ROOM 21'2 X 11'9 (6.45M X 3.58M)**

A substantial pitched roof extension providing excellent additional living space, a lovely room ideal for family living. Feature fireplace with a wood burning stone flanked either side by windows which overlook the garden, French doors to garden, radiator, wood effect flooring, power points and door to garage. Regency style panelled doorto