



11 Glenwood Drive





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Roundswell, Barnstaple, Devon EX31 3GD

Amenities within a level walk, Barnstaple Town 2.5 miles, Instow 5 miles

A detached 4 bedroom (master en-suite) family home which provides very well presented and spacious accommodation.

- 4 Double Bedrooms
- Kitchen/Dining Room
- Utility Room/Cloakroom WC
- Integral Garage
- Remainder of NHBC Warranty
- Master En-suite
- Garden Room
- Double Width Driveway
- Fibre Optic Broadband Connectivity
- No Onward Chain

## SITUATION AND AMENITIES

The property enjoys a convenient, favoured and quiet residential location within level walking distance of amenities and close to the Tarka Trail, Fremington Quay and the popular village of Instow which is around 5 miles away. Barnstaple Town Centre is less than 2.5 miles away and offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre and the North Devon District Hospital on the Periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to Junction 27 of the M5 Motorway where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolacombe are within about half an hour as is Exmoor National Park.

## DESCRIPTION

A detached four bedroom (master en-suite) family home which provides very well presented and spacious accommodation and benefits from many optional extras when the property was built by Redrow in 2016. The sought after Marlow design comprises on the ground floor; Entrance Hall, access to integral garage, kitchen/dining room with upgraded appliances and granite worktops, doors lead out to the garden room, there is also separate utility room and Cloakroom. The sitting room is spacious and has a pleasant outlook. lounge and downstairs cloakroom. Upstairs there are four good sized bedrooms, master with en-suite and a family bathroom, all finished to a high standard. Externally there is a drive way for two Vehicles and a garage, attractive front garden area and a landscaped rear garden. This is certainly a property that needs to be viewed internally to be fully appreciated.





## GROUND FLOOR

ENTRANCE HALL with high gloss ceramic tile flooring, stairs off to first floor, door to integral garage (described later). SITTING ROOM a remote Dimplex coal effect electric fire with fireplace surround, wood effect Amtico flooring. KITCHEN/DINING ROOM continuation of ceramic tiled floor, contemporary kitchen with soft closing cupboards and drawers, integrated Smeg appliances including fridge and freezer, dishwasher, electric fan oven and grill, microwave grill which is self cleaning, granite worktops with inset 4 point Smeg gas hob with stainless steel extractor hood over, tiled splash back, large pantry style unit with drawers below, space for 6/8 seater dining table. Sliding doors to GARDEN ROOM continuation of ceramic flooring and French doors to terrace. UTILITY matching granite worktops, tiled splash back, inset stainless steel sink with mixer tap, window to rear, door to garden and large understairs cupboard. CLOAKROOM WC with dual flush close coupled WC, wall mounted wash hand basin with mixer tap, partly tiled, opaque window.

## FIRST FLOOR

LANDING carpeted, window to rear, loft access via hatch, airing cupboard housing pressurised hot water tank and slated shelving. Matching carpets in all 4 bedrooms. BEDROOM 1 windows to front elevation, built in wardrobes with sliding smoked mirrored doors with hanging rails and shelving. EN-SUITE SHOWER ROOM matching tiled floors and walls, walk in shower with glazed door, wall mounted hand wash basin with mixer tap, heated towel rail, dual flush close coupled WC, opaque window to front, shaver point. BEDROOM 2 window to front elevation, recess for wardrobes. BEDROOM 3 window to rear elevation overlooking garden, built in wardrobes with sliding smoked mirrored doors, hanging rail and shelving, recess for wardrobe or chest of drawers. BEDROOM 4 window to rear elevation, space for wardrobes. BATHROOM tiled floor and matching tiled walls, white suite comprising panel bath with mixer tap and shower over, glass screen, dual flush close coupled WC, wall mounted hand wash basin with mixer tap, mirror above, shaver point, extractor fan, heated towel rail, opaque window to side.

## OUTSIDE

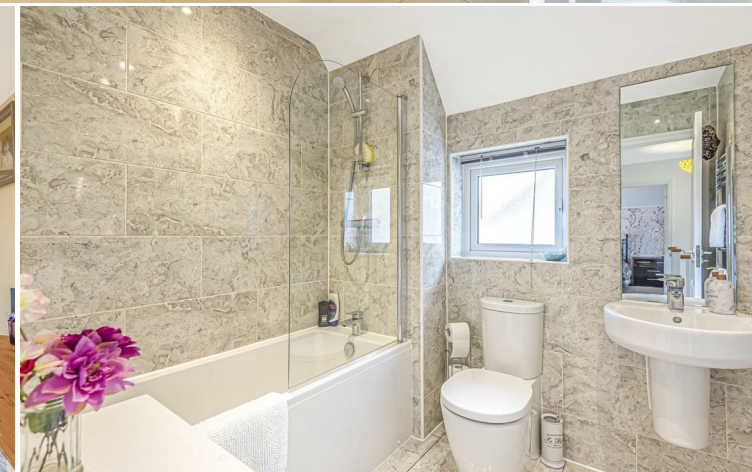
To the front of the property is a brick paved driveway with ample parking for 2 vehicles, pathway to front door, small gravelled garden area with wrought iron fencing. To the rear of the property is a fence enclosed garden, mainly laid to lawn with raised flower bed and vegetable garden, sun terrace. GARAGE with up and over door, power and light, wall mounted Ideal gas fired boiler, fitted wall cupboards and useful shelving.

## DIRECTIONS

From Barnstaple Town Centre continue up Sticklepath Hill and at the Cedars roundabout turn left, at the next roundabout turn right onto old Bideford road, continue along this road until you get to the mini roundabout, take the 1st exit here and enter Glenwood Park, the property can be found on the left hand side with a Sale Board clearly displayed.

## SERVICES

All mains services connected. Fibre Broadband.





These particulars are a guide only and should not be relied upon for any purpose.

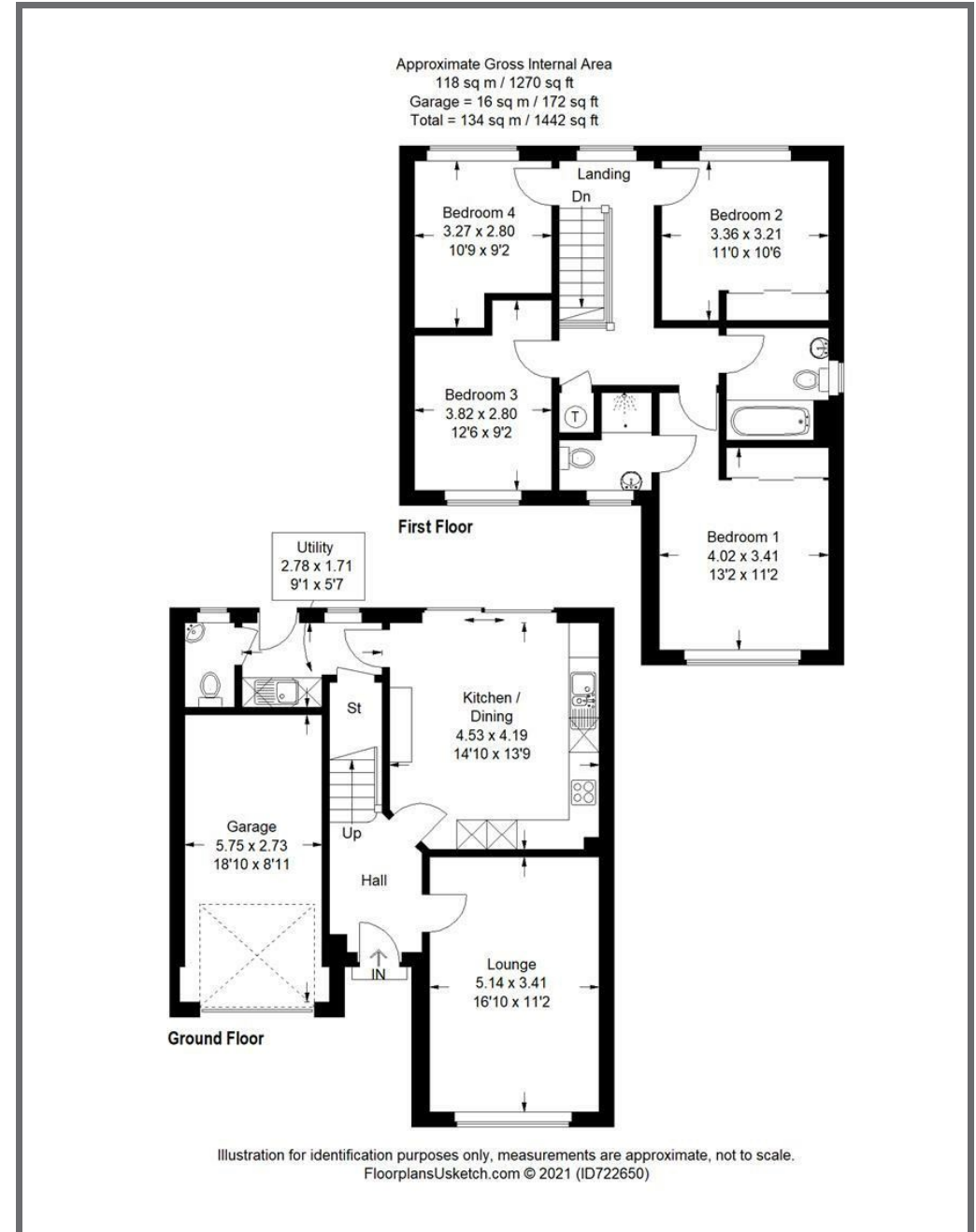


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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