



WOOLLIAMS

Property Services

Guide price £350,000

Silverwood Heights, Barnstaple, EX32 7RJ



4

Bedrooms



3

Bathrooms

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The property boasts a contemporary fitted kitchen complete with composite worktops, offering both elegance and functionality. The interior has been stylishly decorated, creating a warm and welcoming atmosphere throughout. To the rear, you'll find a level garden, ideal for entertaining or relaxing, featuring a hot tub and seating areas. One of the standout features of this home is the purpose-built bar and games room. This impressive space has been thoughtfully designed with UPVC double-glazed French doors, an L-shaped bar, and is fully wired for Sky TV and internet, providing the perfect retreat or entertainment zone. On the ground floor, the property also benefits from a self-contained studio complete with living area, kitchenette, and access to a ground floor shower room.

This beautifully presented and deceptively spacious four-bedroom, three-bathroom semi-detached home offers modern living with an abundance of style and versatility, perfect for families or those seeking additional guest or work-from-home space.

Finished to a high standard throughout, the property boasts a contemporary fitted kitchen complete with composite worktops, offering both elegance and functionality. The interior has been stylishly decorated, creating a warm and welcoming atmosphere throughout.

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On the ground floor, the property also benefits from a self-contained studio complete with living area, kitchenette, and access to a ground floor shower room—ideal for guests, extended family, or as an income-generating space.

Early viewing is highly recommended to fully appreciate the quality and flexibility this unique home offers.

Entrance Hall

UPVC double glazed front door, staircase to 1st floor, double radiator, vinyl floor covering.

Shower Room *1.98m x 1.79m (6' 6" x 5' 10")*

White suite comprising close coupled W.C. wash handbasin, shower cubicle with glazed sliding doors and shower unit, radiator, grey slate effect tile flooring.

Ground Floor Studio *7.70m x 5.01m (25' 3" x 16' 5")*

UPVC double-glazed French doors to the front of the building. Personal door to the hallway, UPVC double-glazed door to the rear. This was a large former integral garage that was turned into a studio area by a previous owner. This has a lounge area with a recess at the rear for a bed and a separate kitchenette with inset one and a half bowl single drainer sink unit with mixer tap, drawers and cupboards and space below with plumbing for a washing machine. Inset LOGIK ceramic hob and built-in LOGIK oven, breakfast bar, double radiator.

Utility Area *3.38m x 1.77m (11' 1" x 5' 10")*

This is the original utility area which extends underneath the stairs. There is an inset single drainer sink unit with mixer tap, cupboard and space below with plumbing for a washing machine.

First Floor Landing

Fitted carpet extending to stairs, door to

Lounge *4.29m x 4.02m (14' 1" x 13' 2")*

There are two feature walls with dark wood panelling, radiator, opening doors to kitchen, UPVC double-glazed French doors to

Balcony *2.74m x 1.56m (9' x 5' 1")*

This is a covered balcony with an outside light and a galvanised balustrade.

Kitchen/Dining area *5.02m x 3.24m (16' 6" x 10' 8")*

Opening double doors from the lounge and UPVC double glazed French doors to the rear garden. The kitchen has been re-fitted with a range of grey units and composite marble effect working surfaces and matching splashback. Inset sink unit with mixer tap, cupboard and integrated washing machine below. Working surface with drawers and cupboards below, inset BEKO ceramic hob and built-in BEKO oven below. Brushed steel cooker hood above, range of wall units, wall mounted Potterton Titanium gasified combination boiler feeding domestic water and central heating system. Feature wall with stone effect tiling, radiator, vinyl floor covering.

Inner Hall

Staircase to 2nd floor

Bedroom 4/Study *2.99m x 1.77m (9' 10" x 5' 10")*

A double aspect room, radiator, fitted carpet.

Second Floor Landing

Fitted carpet extending stairs, access to lost space, radiator, built-in double linen/storage cupboard.

Bedroom 1 *4.23m x 3.06m (13' 11" x 10')*

Enjoying glimpses of the field, radiator, fitted carpet door to

En-Suite Shower Room *3.07m x 0.75m (10' 1" x 2' 6")*

White suite comprising a W.C. vanity wash handbasin with mixer tap and cupboard below, walk-in shower cubicle with glazed shower door, with a large rainfall showerhead and separate shower hose, heated towel rail, radiator, extractor unit.

Bedroom 2 *4.22m x 3.07m (13' 10" x 10' 1")*

For glimpses towards open countryside and beyond to Braunton Burrows. Built-in wardrobe with three sliding doors, radiator, fitted carpet.

Bedroom 3 *3.11m x 1.87m (10' 2" x 6' 2")*

Radiator, fitted carpet.

Bathroom *3.40m x 1.87m (11' 2" x 6' 2")*

A double aspect room with a white suite comprising a panelled bath with tiled wall area and a glazed shower screen, mixer tap and shower attachment. Pedestal wash handbasin with tiled splash backing, close-coupled WC, L shaped timber shelf with double cupboard below, radiator, extractor unit, vinyl floor covering.

Outside

At the front of the house is a driveway providing off-road parking for one car. This is partly covered by the first floor balcony, and adjacent to the parking area is a small brick paved area. At the side of the house is a concrete and gravel hardstanding area with an outside staircase leading to the rear of the property and timber deck area. This leads behind the house, where there is pedestrian access into the rear of the ground floor studio. At the rear of the house is a good sized garden with a full-width timber deck area and a large paved patio. There is outside power supply, an aluminium pergola, and then steps lead up to a small Astra Turfed garden area, which gives access to ET's Bar.

ET's Bar *4.33m x 4.21m (14' 2" x 13' 10")*

This is a purpose-built garden building constructed during lockdown. The owner has created a delightful bar/games room and has UPVC double-glazed French doors off. There is an L shaped bar, the building is wired for Sky TV and Internet and the building has internal spot lighting.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council tax

Band B

EPC

TBC

Viewings

By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions

what3words//crunch.pns.slows

Useful Information

To find out further useful information on this property, such as bin collection days, whether this is a conservation area, planning history, etc, why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

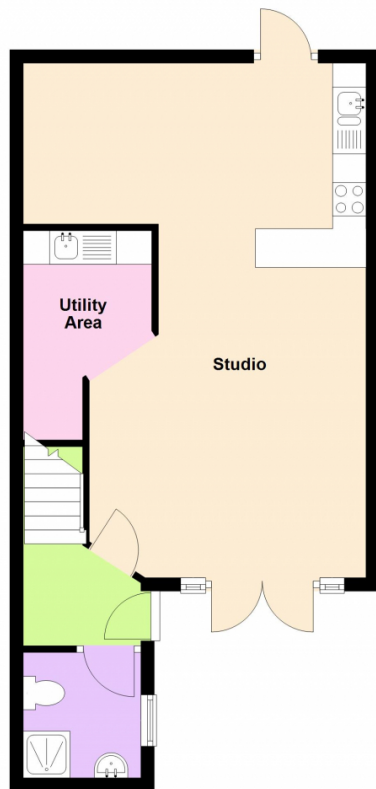


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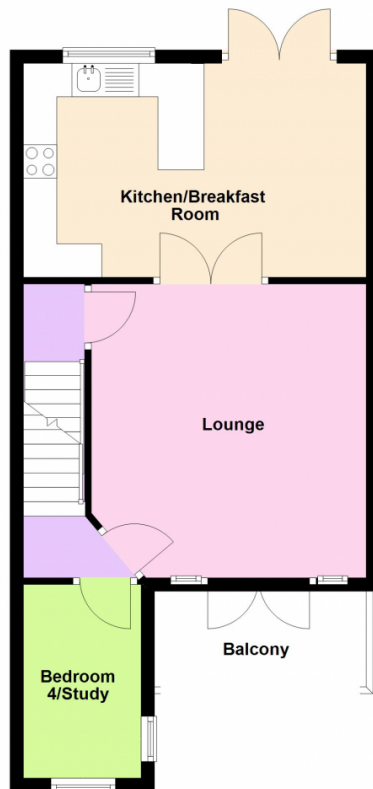
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Ground Floor



First Floor



Second Floor

