



WOOLLIAMS
Property Services

Guide price £345,000
Appletree Gardens, Northam, EX39 3SL



3

Bedrooms



2

Bathrooms

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
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This stunning 3-bedroom detached home is beautifully presented throughout and offers spacious, modern living in a sought-after location, ideal for families or professionals. Downstairs, you'll find a welcoming entrance hall leading to a bright and airy living space and a contemporary kitchen/diner with ample storage and quality fittings and a downstairs clockroom. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the property benefits from a single garage and driveway parking, as well as a good-sized, enclosed rear garden—perfect for summer entertaining.

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Downstairs, you'll find a welcoming entrance hall leading to a bright and airy living space and a contemporary kitchen/diner with ample storage and quality fittings and a downstairs cloakroom. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms.

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A wonderful home ready to move into—early viewing is highly recommended.

Entrance Porch

Entrance Hall

UPVC double glazed front door off, boiler cupboard housing wall mounted Worcester gas-fired boiler feeding domestic hot water and central heating system, staircase to 1st floor.

Cloakroom

White suite comprising closed closed-coupled W.C. pedestal wash basin with mixer tap.

Lounge *5.52m x 3.23m (18' 1" x 10' 7")*

UPVC double-glazed French doors to rear garden, electric fire, fitted carpet.

Kitchen/Breakfast Room *4.69m x 3.10m (15' 5" x 10' 2")*

Fitted with a range of units and integrated appliances comprising inset one and a half bowl single drainer sink unit with mixer tap, cupboards and integrated dishwasher below. Working surface with drawers and cupboards below, integrated fridge/freezer, working surface with cupboards below, inset ceramic hob and built-in double oven below. Range of wall units, part tiled walls, vinyl floor covering.

First Floor Landing

Fitted carpet extending to stairs, access to loft space, airing cupboard housing a factory lagged cylinder

Bedroom 1 *3.62m x 3.23m (11' 11" x 10' 7")*

Radiator, built-in double wardrobe, fitted carpet, door to

En-suite Shower Room

Tiled shower cubicle with opening glass door, pedestal wash basin with mixer tap, close-coupled W.C. radiator.

Bedroom 2 *3.20m x 3.01m (10' 6" x 9' 11")*

Radiator, fitted carpet.

Bedroom 3 *3.30m x 2.25m (10' 10" x 7' 5")*

Radiator, fitted carpet

Bathroom *2.15m x 1.95m (7' 1" x 6' 5")*

Fitted with a white suite comprising a panelled bath with tiled wall area, mixer tap and shower attachment, glazed shower screen. Close-coupled W.C. pedestal wash basin with mixer tap, radiator.

Attached Garage *5.24m x 3.27m (17' 2" x 10' 9")*

Metal over door, loft storage area, light power connected, UPVC double-glazed personal door to rear garden.

Outside

The property stands on a well-tended plot with a tarmac driveway providing hardstanding for one car leading to the garage. There are two areas of lawn front garden and a paved pathway to the front door. To the rear of the house is an enclosed garden with a paved patio terrace and lawn, steps lead down to the rear door of the garage. There is a children's timber framed summer house and a good sized garden shed/dog kennel.

Services

Mains water, gas, electricity, and drainage connected.

Tenure

Freehold

Council Tax

Band C -Please note council tax bandings can be reassessed after a change of ownership, for further information please contact the local authority.

EPC

There is no EPC currently available, one has been ordered and will be made available as soon as it has been prepared.

Viewings

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

Directions

what3words//major.sums.storms



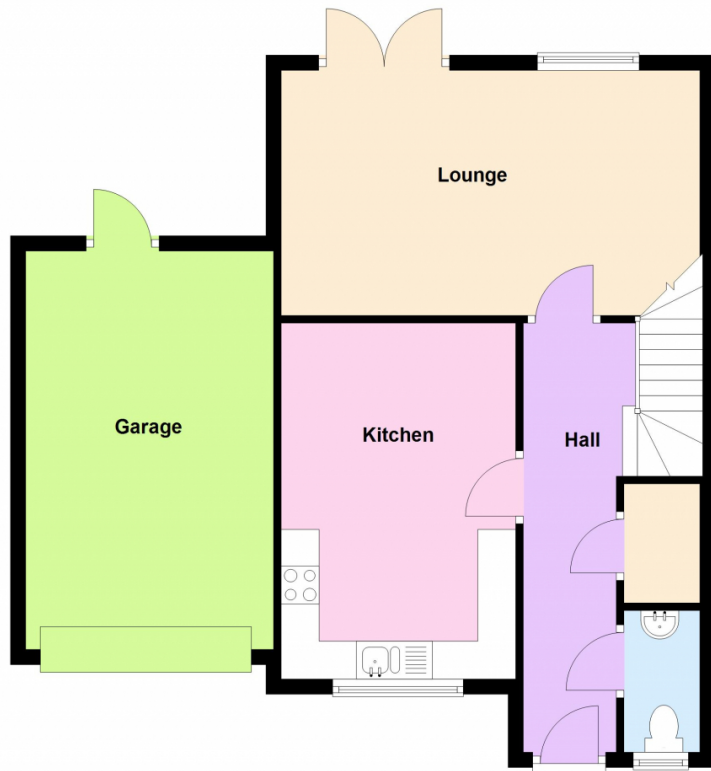
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Ground Floor



First Floor

