



EN-SUITE SHOWER ROOM










Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

VIEWINGS All internal viewings can be easily arranged - by prior notice please - by contacting Chequers Estate Agents on Barnstaple (01271) 379314, the Vendor's Sole Agent.

NOTE: These particulars are produced as a general guide only. All measurements are approximate and not suitable for carpet sizing. We have not tested the building's services nor any of the installations listed above, and we are unable to confirm whether or otherwise they are in full working order. Any prospective buyer should satisfy themselves by inspection or otherwise as to their condition

CHEQUERS
 CHARTERED SURVEYORS • ESTATE AGENTS • VALUERS

24 CHESTWOOD AVENUE, STICKLEPATH, BARNSTAPLE, NORTH DEVON, EX31 2EQ



*** A beautifully presented & particularly spacious 3 bedroom semi detached family home which has been extended to the rear to provide a super dining-family room. This impressive property offers many of the features often requested & includes a large kitchen-breakfast room, lounge with a bay window & woodburner & an impressive master bedroom with an en-suite shower room. Viewing recommended ***



*** PRICE £249,950 ***



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* A particularly spacious & substantial 3 bedroom (1 en-suite) semi detached house with a distinctive double bay window frontage * Easy off road parking plus garage & South facing back garden * Large attractively re-fitted kitchen-breakfast room with eye catching colour coordinated units * Lounge with a bay window & open fireplace with a wood burning stove * Spacious dining-family room having been extended with French doors opening out on to the back garden * En-Suite master bedroom with a bay window & extensive fitted wardrobes * 1st floor bathroom with a corner bath * Downstairs w.c * Gas radiator central heating * PVCu double glazed windows * Highly convenient location within easy reach of Sticklepath’s amenities, Roundswell Retail Park & Barnstaple town centre * Viewing recommended *

Chequers Estate Agents of Barnstaple are delighted to offer for sale No. 24 Chestwood Avenue, a beautifully presented and recently extended three bedroom semi detached home.

This attractive and substantial property has a distinctive double bay window frontage and in addition to its South facing back garden has excellent off road car parking with parking for several vehicles ideal for the growing family.

The Chestwood Avenue address is a popular and most convenient location being within easy reach of Sticklepath amenities which include a Co-op Supermarket, fish n chip shop, hairdressers, Inn and schooling including Petroc College. Barnstaple town centre is within two miles and offers a wide choice of shopping and leisure facilities as well as the towns train and bus station.

No. 24 Chestwood Avenue has accommodation arranged over two floors and comprises on the ground floor - **Entrance Hall, Downstairs W.C, Kitchen-Breakfast Room, Lounge** with a bay window and fireplace with a woodburner. In addition there is a spacious **Dining-Family Room**, a lovely room which has been recently extended and includes French doors opening out to the South facing garden. Upstairs there is a **Family Bathroom** and **Three Good Sized Bedrooms** including a **Spacious En-Suite Master Bedroom** which has a bay window feature and fitted wardrobes.

The property benefits from **Gas Radiator Central Heating** and **PVCu Double Glazing** and is being sold with all quality carpeting and curtains to most rooms.

Outside there is **Off Road Parking** for several vehicles plus a **Garage**. The back garden is South facing and is enclosed by timber fencing. The garden is laid mainly to lawn with mature shrubs and bushes bordering.

All in all No. 24 Chestwood Avenue is considered to be a fine example of how to present a home for sale and if you are seeking a particularly spacious property in a highly convenient and sought after location, then the availability of this impressive home may well be of interest.

Appointments to view are recommended and can be easily arranged by prior notice please by contacting Chequers Estate Agents of Barnstaple the Vendors Sole Agents on 01271 379314 or by emailing tim.sampson@chequershomes.co.uk

FRONT DOOR TO ENTRANCE PORCH

DOOR TO

ENTRANCE HALL Radiator, power points, Oak door to

LOUNGE 15’ X 13’10 With a feature bay window, open fireplace with a wood burning stove, alcoves either side, coved ceiling, power points, tv point, double radiator, Oak door from hallway to

DINING ROOM/FAMILY ROOM 21’ X 10’6 (MAXIUM) A most impressive room with a contemporary extension with a velux window and French doors which open out to the South facing back garden, attractive Oak flooring, two radiators, power points, decorative fireplace, picture rail and wall lights, dimmer switch

GLAZED DOOR FROM ENTRANCE HALL TO

KITCHEN-BREAKFAST ROOM 17’10 X 9’3 A modern & stylish fitted kitchen-breakfast room with matching base and wall mounted cupboards, contoured work surface with a single drainer sink and a half sink unit with mixer tap, space for fridge/freezer, plumbing for washing machine, cupboard housing a gas combination boiler, power points, window overlooking the back garden, door to understairs storage cupboard, side lobby with door off to garden and door to a downstairs w.c

DOWNSTAIRS W.C Low level w.c, radiator, tiled walls, staircase from Entrance Hall to

1ST FLOOR LANDING Landing window, double radiator, door to Airing Cupboard with radiator and shelving, hatch to loft space. Door off landing to

BEDROOM ONE 15’4 X 11’5 A super master bedroom with an en-suite shower room. The bedroom has a feature bay window together with fitted wardrobes with mirror fronted doors, double radiator, power points, door to

EN-SUITE With floor to ceiling wall tiles, featuring a tiled corner shower with curved shower screen doors, low level w.c, wash hand basin, heated towel rail. Door off landing to

BEDROOM TWO 13’8 X 10’6 Radiator, power points, fireplace with a cast iron grate, picture rail, window overlooking South facing back garden. Door off landing to

BEDROOM THREE 11’10 X 10’2 (MAX - L-SHAPE) Window overlooking South facing back garden. Door from landing to

BATHROOM Featuring a corner bath with a shower above, low level w.c, wash hand basin, radiator, tiled walls

OUTSIDE To the front there is an extensive driveway providing off road car parking plus a garage. To the rear there is an enclosed South facing back garden which is laid mainly to lawn with mature shrub borders.

