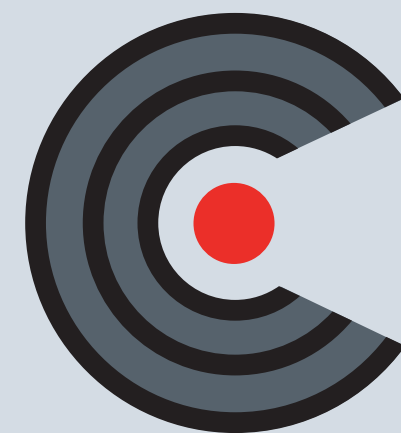




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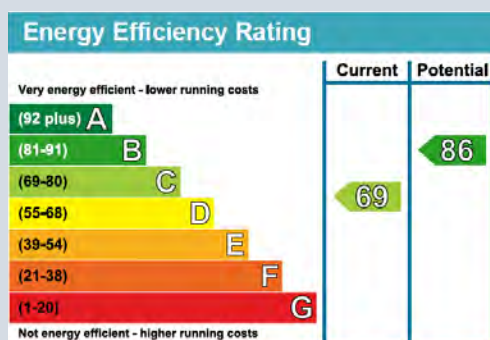
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**£221,950**

## 8 MEAD PARK CLOSE, BICKINGTON, BARNSTAPLE, NORTH DEVON, EX31 2PE

An impressive 3 Bedroom Semi Detached Family Home enjoying a pleasant tucked away location in a cul de sac setting on the edge of Bickington Village. Offered complete with Conservatory extension, delightful garden, garage & driveway parking and thoroughly recommended for internal inspection



COUNCIL BAND C



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- **A 3 Bedroomed Semi Detached House With Conservatory Extension, Spacious Room Sizes Providing Lots Of Room For Those With A Growing Family**
- **Stylish Interior With High Quality Fittings & Attractive Modern Decorations**
- **17 Foot Lounge/Diner With Delightful Conservatory Extension**
- **Stylish High Gloss Kitchen With Granite Tops, Integrated Hob, Oven & Cooker Hood**
- **3 Good Sized Bedrooms**
- **Modern Re-Fitted Bathroom With White Suite & Contemporary Tiling**
- **Integral Garage With Ground Floor W.C**
- **Additional Off Road Parking**
- **Fully Enclosed Lawned Garden To Side & Rear, Secure For Those With Children**
- **Must Be Seen To Be Fully Appreciated**



An opportunity to purchase a much improved modern **Three Bedroomed Semi Detached House** with spacious room sizes enhanced by a **Conservatory Extension**, all with stylish modern presentation and high quality fittings.

The property is situated on the edge of Bickington Village tucked away in a pleasant cul de sac setting with pleasant outlook from both the front and rear. Mead Park Close is easily accessible to the village and amenities and stands close to bus routes with Sainsbury's being about a mile away and Barnstaple town centre 2 miles.

The property has an impressive interior with excellent room sizes and high quality modern presentation with attractive decorations and stylish fittings. It includes an **Entrance Hall, 17'2 Lounge/Diner** which in turn has sliding patio doors for direct access to the **Conservatory Extension**. The conservatory has a pleasant aspect over looking the garden and provides valuable additional living space. Also at ground level is a fabulous **Kitchen/Breakfast Room** this having been completely re-fitted in a modern style with high gloss units and granite tops, integrated hob, oven and cooker hood and plenty of room for appliances. Attractive tiles and decorations. In addition there is a connecting door to the **Integral Garage** where there is also a **Ground Floor Cloakroom** with **W.C.**

On the first floor are **Three Really Good Sized Bedrooms** including two good doubles and a single with a re-fitted **Bathroom** incorporating a white suite with contemporary both a bath and a separate shower cubicle together with contemporary tiling.

The property is fully **Gas Centrally Heated** and **Double Glazed**.

Externally the property has both a **Garage** and room to park two vehicles whilst the **Gardens** run to both side and rear are fully enclosed with level lawns enjoying lots of privacy and secure for those with children and pets. Further details and approximate measurements are as follows:

#### GROUND FLOOR

##### ENTRANCE PORCH

Glass panelled door to entrance leading into

##### ENTRANCE HALL

With fitted flooring, door to storage cupboard with shelving, hanging rail, stairs to first floor.

##### LOUNGE/DINER 17'2 X 12'

A light and airy room with plenty of space for lounge and dining use. Large PVCu double glazed window to rear, two feature alcoves with shelving, cornicing, two radiator, carpeted flooring, large PVCu double glazed sliding doors leading into

##### CONSERVATORY 10' X 9'6

A very useful space capturing light from all angles via half height double glazed PVCu windows. Full length glass panel doors lead out to the rear garden, power points and wood effect flooring.

##### KITCHEN 9'6 X 10'4

Recently re-furbished by the current vendors this is a stylish modern kitchen with high gloss units including base and wall mounted units, granite work surfaces, stylish tiled splash back, space for washing machine, stainless steel sink unit with drainer and mixer tap over, good quality electric oven with four ring gas hob inset, extractor hood over, space for upright freestanding fridge/freezer. The kitchen space is dual aspect with two PVCu double glazed windows to the front and side aspect, radiator, over head light point, shelving, tiled flooring, door leading into

##### INTEGRAL GARAGE 8'5 X 13'4

Steps leading from kitchen into garage to allow further head height, and over single garage door, carpeted floor, fuse box, utility meters, shelving, over head light point, power points, plumbing for washing machine, door to

##### DOWNSTAIRS W.C

Vinyl flooring, low level W.C, power point and over head light point.

##### FIRST FLOOR

##### LANDING

Carpeted stairs and landing, access to loft hatch, smoke alarm, two storage cupboards one with slatted shelving, one with hanging rail and housing Glow-worm boiler.

##### BATHROOM 8'4 X 6'

Fitted by current vendors, this room is modern, stylish and extremely practical. The bathroom comprises of panelled bath with hot and cold taps over including tiled sides and splash back, low level W.C, pedestal wash hand basin with hot and cold taps over, pivoting wall mounted mirror, stylish heated towel rail, corner shower unit with glass panelled sliding doors and wall mounted shower. The room is fully tiled with vinyl flooring, over head light point, extractor fan and opaque window to front aspect.

##### BEDROOM ONE 9'11 X 10'1

A large double room with a large PVCu double glazed window to rear aspect, enjoying views over the village, coving, carpeted flooring, radiator, large storage cupboard with shelving and hanging rail.

##### BEDROOM TWO 10'5 X 9'7

Good sized double bedroom with large PVCu double glazed window to front aspect, radiator, carpeted floor, coving, dimmer switch, door to large storage cupboard with shelving and hanging rail.

##### BEDROOM THREE 8'9 X 8'2

PVCu double glazed window to rear aspect, radiator, carpeted flooring, large storage cupboard with shelving and hanging rail.

##### OUTSIDE

To the rear and side of the property there is a delightful fully fenced lawn garden with patio and conservatory, there is a further patio area to one corner of the plot.

