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GROUND FLOOR




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## Directions

From Barnstaple Town Centre take the B3233 passing over the Long Bridge. At the first roundabout after the Bridge take the third exit, continue along the B3233. At the next roundabout take the second exit. You will now be on Sticklepath Hill. At the top of Sticklepath Hill, take the first exit off the roundabout onto Old Torrington Road. Continue down Old Torrington Road taking the last right before the bus gate and then take the first right hand turning into Tudor Drive and number 28 is found on your right hand side.

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## Detached Bungalow With Large Rear Garden

28 Tudor Drive, Sticklepath, Barnstaple, EX31 2DR

Guide Price
£365,000

- CHAIN FREE
- LARGE REAR GARDEN
- GARAGE AND DOUBLE DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- OPEN PLAN LIVING SPACE
- WALKING DISTANCE TO SHOPS



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# Property Description

Offered for sale with no onward chain, this spacious three-bedroom detached bungalow occupies a pleasant position within the popular residential area of Sticklepath. Offering generous and versatile accommodation arranged entirely on one level, the property also benefits from a garage, ample driveway parking and an impressive, well-established rear garden.

An entrance porch opens into a central hallway, creating a practical layout with easy access to all of the principal rooms. The living room is a bright and welcoming reception space, with a large front-facing window bringing in plenty of natural light and ample room for both comfortable seating and additional furniture.

To the rear, the kitchen/diner provides an excellent everyday living space, fitted with a comprehensive range of contemporary wall and base units, contrasting work surfaces and useful storage. There is plenty of room for a dining table and chairs, making this a sociable space for family meals and entertaining. Glazed doors open directly onto the rear garden, providing an attractive outlook and a natural connection with the outside space.

There are three well-proportioned bedrooms, offering plenty of flexibility depending on individual requirements. Alongside the principal bedroom, the additional rooms would work equally well as guest accommodation, a home office, study or hobby room. A fitted shower room completes the accommodation.

The bungalow offers an exciting opportunity for a purchaser to introduce their own style and update areas over time. With its generous rooms, abundance of natural light, practical single-storey layout and excellent outside space, the property has all the ingredients to create a comfortable long-term home.

## Services

All Mains Services Connected

## Council Tax band

D

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





# Outside & Surrounding Area

A particular highlight is the substantial rear garden, which offers an impressive amount of established outside space and provides a wonderful setting for the bungalow.

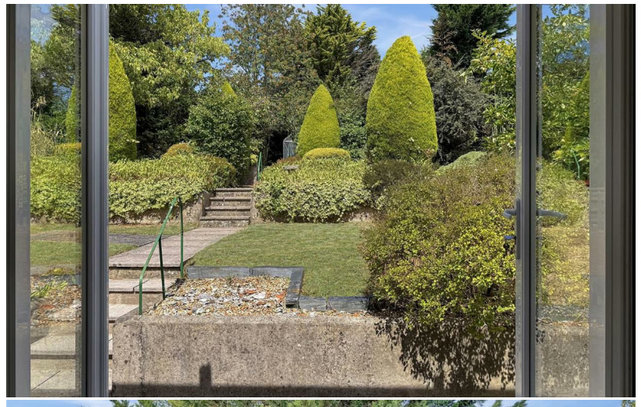
The garden is arranged over a number of areas and levels, with lawns, paved pathways and seating areas connected by steps. Mature trees, shrubs, hedging and striking shaped evergreens provide plenty of character, while the established planting creates an attractive sense of privacy and seclusion.

Several areas lend themselves naturally to outdoor seating, dining and entertaining, while keen gardeners will find plenty of opportunity to develop the existing planting. Equally, there is scope to simplify areas and create a more contemporary, lower-maintenance garden if preferred.

To the front, a double driveway provides ample off-road parking and leads to the attached garage, with established planting adding greenery and character to the approach.

Situated within the popular residential area of Sticklepath, the bungalow is conveniently positioned for local amenities and access into Barnstaple town centre.

Combining generous single-storey accommodation, excellent parking and a large, mature garden, this is an appealing opportunity for purchasers seeking a detached bungalow with plenty of space and scope to make their own.









# Room list:

**Porch**

**Hallway**

**Living Room**
3.75m x 5.29m (12'3" x 17'4")

**Kitchen / Diner**
3.75m x 5.98m (12'3" x 19'7")

**Bedroom 1**
3.76m x 3.48m (12'4" x 11'5")

**Bedroom 2**
2.84m x 2.96m (9'3" x 9'8")

**Bedroom 3**
2.76m x 2.87m (9'0" x 9'4")

**Shower Room**
1.77m x 2.94m (5'9" x 9'7")

**Garage**
4.81m x 2.60m (15'9" x 8'6")