



8 Broady Strap



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Fremington, Barnstaple, Devon EX31 2NP

Amenities , Tarka Trail and bus stop close by, Barnstaple 3 miles

A stylish individual detached residence in a favoured village

- Reception Hall
- 5/6 Bedrooms, 3 En-suites
- Potential to create annexe
- Garage and Driveway
- Council Tax Band E
- Open Plan Living
- Scope to Extend subject to consent
- Extremely Well Presented
- 1944 SQ FT / 180.6 SQ M
- EPC Rating C. Freehold

Guide Price £585,000

SITUATION AND AMENITIES

Situated in a no through road which provides access to only eight other properties. The village of Fremington is a very popular residential area and benefits from a good selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, nursing home, village hall, sports field and regular bus service connecting with Bideford and Barnstaple. Nearby Fremington Quay is a favoured rest point to take in the view over water towards Saunton Sands and located on the Tarka Trail, a popular footpath and cycle track extending around the estuary.

DESCRIPTION

This superb, contemporary home has been remodelled by the current owners to a high specification and offers bright and spacious accommodation, designed with comfortable living in mind. On the ground floor the layout briefly comprises; Reception Hall, Cloakroom WC, Study/Bedroom 5, 32'6 'L' Shape Open Plan Kitchen/Dining/Family Room, leading out to the garden, separate Utility Room, further ground floor Bedroom, making 6 in total, potential to create a self contained Annexe/home office/gym with an En-suite Shower Room. On the first floor are Four, Double Bedrooms, Two En-suite and a Family Bathroom. The property has parking to the front for up to four vehicles plus garaging. Other benefits include quality tiled floors and carpets, integrated appliances, gas fired central heating, double glazing and contemporary landscaped garden with hob tub area and garden room.



ACCOMMODATION

Situated on an enviable corner plot, a period wrought iron pedestrian gate gives access to the front garden with areas of lawn either side of a stunning marble effect porcelain path. This path leads to a grand columned porch entrance and wooden front door into the ENTRANCE HALL. A light and spacious lobby with staircase rising to the first floor and access to a large home office and a separate WC. The property benefits from marble effect porcelain flooring throughout the ground floor and double part glazed doors open up into a fabulous open plan L-shaped living, dining and kitchen which has been finished to a very high standard by the current owner. The KITCHEN has been recently installed and benefits from luxurious marble Minerva work surfaces. There is a range of AEG appliances which include dish washer, 5 ring induction hob, integral fridge freezer and dual ovens. The kitchen enjoys ample storage, including a range of cupboards and up to 10 large pan drawers! The ornate shelving really finishes off this wonderful kitchen. The kitchen leads into a very useful UTILITY ROOM with doors leading out to the front and rear of the property, plumbing for washing machine and wood effect laminate flooring. The utility room leads on to an occasional ground floor guest bedroom and could be used as an additional work space or home gym. This room has a newly fitted en-suite shower with WC and hand wash basin. Back through to the superb open plan family room, the LIVING ROOM enjoys amazing light and space, a modern alcove has been designed as a feature wall perfect for a large flat screen television or painting with LED surround. There are double doors leading out to the rear garden where there is a fantastic timber pergola ideal for alfresco dining and entertaining friends and family. Marble effect porcelain tiles cover the majority of the rear garden with an area of high quality faux lawn and raised timber flower beds with dimmable led lighting. Further to this, externally, there is a detached studio offering a variety of uses and further side access through to the front garden and the properties substantial off road parking area and garage. Back into the entrance lobby, the staircase rises to the FIRST FLOOR with landing and access to FOUR BEDROOMS All bedrooms are a very good size and have grey fitted carpets. BEDROOM ONE enjoys double doors leading out on to a balcony, modern en suite shower room and dressing area. FAMILY BATHROOM with modern panelled bath, rainfall shower head above, low level WC and wash hand basin. marble tiled walls and vanity mirror.

OUTSIDE

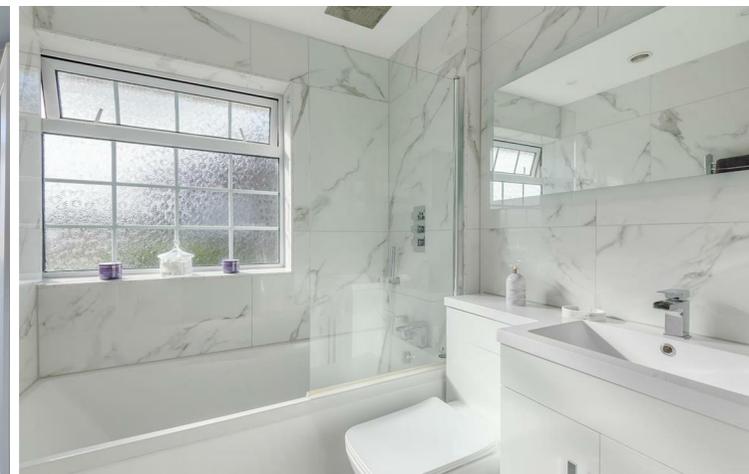
The property is approached via a gravelled driveway providing parking for several vehicles and access to the garaging. This driveway is enclosed by mature shrubs and trees, there is access from this driveway to the front door of the property as well as direct access to the utility room. Outside there is a south facing rear garden which has been landscaped to create a low maintenance space to enjoy. The garden benefits from high quality artificial turf and leads out from both the living space and utility, bordered by attractive raised timber flower beds with built in dimmable LED lights. There is a large slate patio area which provides space for outdoor furniture along with a large bespoke built pergola at one end. There is also a useful garden room with double UPVC doors, power and light which could be used as an outdoor office, gym, home bar etc.

SERVICES

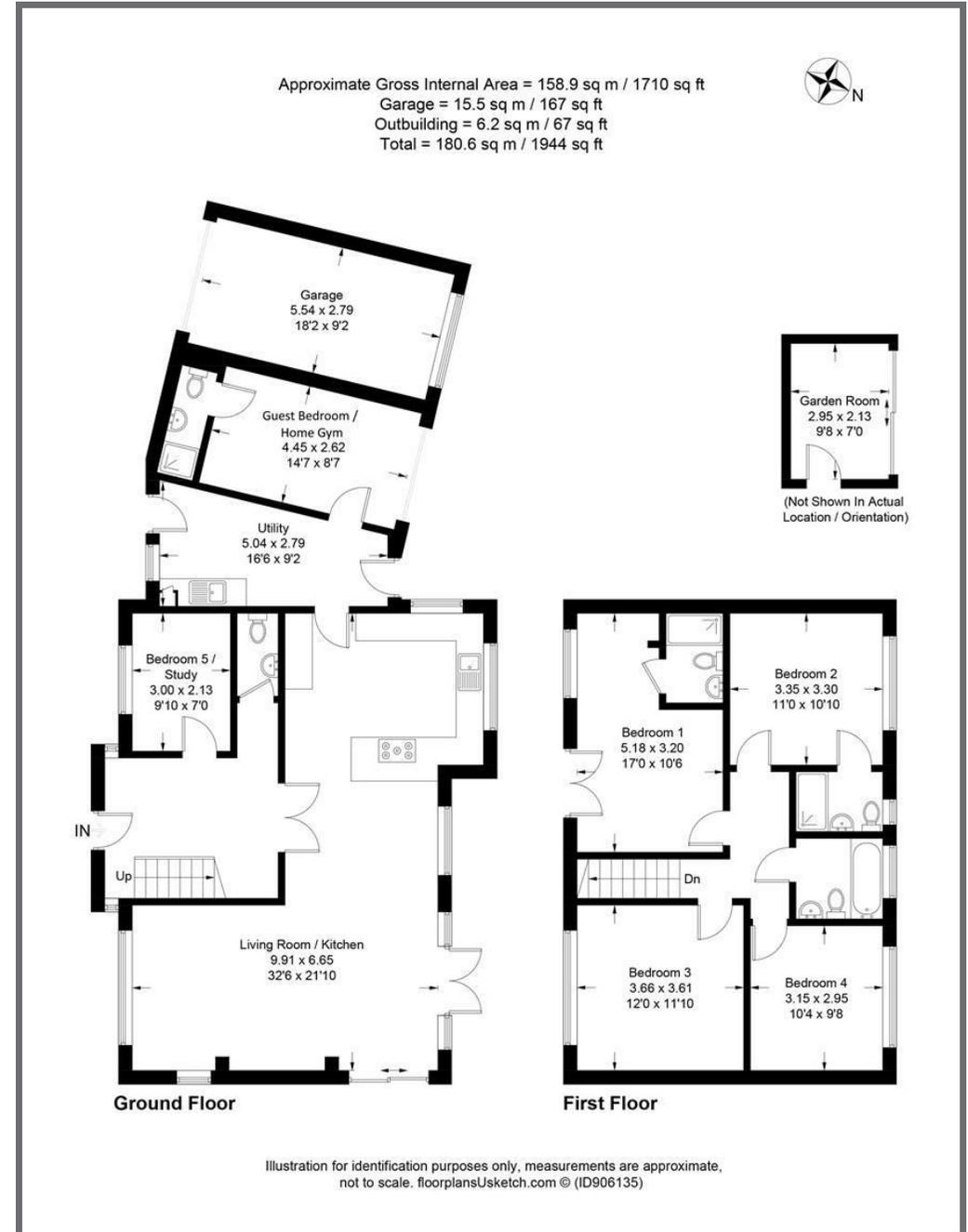
All mains services connected.

DIRECTIONS

From Barnstaple continue out of the town up Sticklepath Hill and upon reaching the roundabout at The Cedars Inn proceed straight across signposted to Bickington, Fremington and Yelland. On entering Fremington, Broady Strap can be found on the left hand side with a for sale board clearly visible.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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