



14 Dunlin Drive



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Yelland, Barnstaple, Devon EX31 3TX

Instow 1.5 miles Barnstaple 5 miles

A 5 bedroom detached residence with double garage close to Tarka Trail and Instow beach

- Reception Hall
- Open plan Kitchen/Breakfast/Family Room
- Separate Dining Room
- 5 Bedroom & 3 Bathrooms
- Cloakroom wc & Utility Room
- Home Office/Bedroom 6
- Double Garage
- GFCH & Solar Panels
- Freehold & EPC Band A
- Council Tax Band F

Guide Price £650,000

SITUATION AND AMENITIES

Situated on a corner plot in a tree lined, no through lane with access onto the Tarka Trail and children's play area.

The neighbouring village of Fremington is within 2 miles and offers a 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.

DESCRIPTION

A beautifully presented detached home on a private 'no through' lane. Built in 2021 by David Wilson Homes and presents brick elevations with rendered porch, double glazed windows, beneath a tiled roof.

The Manning design comprises of five/six bedroom, three bathroom and two/three reception rooms and benefits from over £60,000 of optional extras.

The accommodation on the ground floor consists; Reception hall, cloakroom wc, study/bedroom 6, kitchen/breakfast/family room with upgraded appliances (Bosch and AEG) and Silestone countertops, rear bay with doors leading out to a south facing garden, utility room, sitting room and separate dining room/reception room. Upstairs there are five good sized bedrooms, two with en-suites and a remodelled bathroom, all finished to a high standard. Externally there is a drive way for two vehicles and a double garage, both the front and rear gardens have been landscaped. This is certainly a property that needs to be viewed internally to be fully appreciated.



GROUND FLOOR

Composite front door and opaque window to front. ENTRANCE HALL stairs off to first floor landing, under stairs cupboard with light. Amico LVT traditional wide Oak flooring continuing throughout the ground floor, CLOAKROOM WC opaque window to front, dual flush WC and hand wash basin with tiled splash back. SITING ROOM with French doors and side windows leading out to the rear garden. OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM also with doors leading directly out to the garden, contemporary fitted kitchen with gloss ice ivory cupboards, drawers and matching wall units with wave handles, a good range of integrated Bosch and AEG appliances including; wine cooler, 70/30 fridge freezer, double oven and grill, extractor, Silverstone countertops and splashbacks, breakfast bar and central island. SEPARATE UTILITY with matching units and worktops, cupboard housing Ideal gas fired boiler and composite door with glazed window leading out to driveway. SNUG/DINING ROOM with window to front and further STUDY OR BEDROOM 6 to the front elevation.

FIRST FLOOR

GALLERIED LANDING with fitted carpet, continuing through four of the bedrooms, loft access via hatch, airing cupboard housing hot water cylinder and Eddi switch (a smart system linked with solar panels). BEDROOM 1 dual aspect room with windows to front and side, built in wardrobes with Cashmere coloured doors T bar handles and full length mirrored panels. Re-Modelled ENSUITE with opaque window to side, dual flush WC, central Rak hand wash basin with mixer tap, Silverstone counter top with vanity unit below with cupboards and drawers, wall mounted mirrored cupboard with lighting, two shaver points, heated towel rail, walk in shower, tiled floor to ceiling, Amico LVT traditional wide Oak flooring. BEDROOM 2 2 windows overlooking rear garden, built in wardrobes with Cashmere doors T bar handles and full length mirrored panel. ENSUITE with opaque window to rear, dual flush WC, pedestal hand wash basin with LED mirror above, walk in shower tiled floor to ceiling, Amico LVT traditional wide Oak flooring, extractor fan. BEDROOM 3 window to front, built in wardrobes with Cashmere doors T bar handles and full length central mirrored panel. BEDROOM 4 window to rear, built in wardrobes with sliding mirrored doors. FAMILY BATHROOM opaque window to rear, white suite with panelled bath, mixer tap, hand wash basin and dual flush WC, mirrored cupboard below with lighting, shaver point, tiled floor to ceiling, shower, heated towel rail and Amico LVT traditional wide Oak flooring. BEDROOM 5 Window to the front, wood effect flooring.

OUTSIDE

At the front of the property there is a small wrap around garden with ponds and attractive stocked borders with a variety of plants and shrubs. To the side there is a DOUBLE DRIVEWAY and DOUBLE GARAGE with up and over doors, power and light and future power source for electric vehicles. Shallow steps lead to front entrance COVERED PORCH with outside light. At the rear of the property there is a south facing, landscaped garden with gated access to side, mainly fenced with trellis top, level lawn with feature raised planters with Pergola and creepers. PORCELAIN tiled SUN TERRACE, cold water tap and lighting. Outside power points.

SERVICES

All mains services connected, fibre broadband and 14 solar panels.

AGENTS NOTE

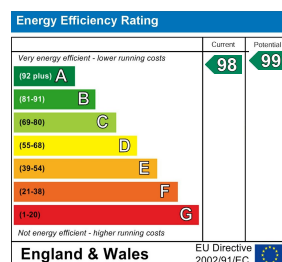
We understand there will be an annual charge for the communal areas and private road.

DIRECTIONS

What3words: ///copy.port.playroom

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. Continue on this road for 3.4 miles where Tarka Ridge can be found on the right hand side, turn right into Turnstone Lane, and then the first right into Lapwing Grove, at the "T" junction turn left and then take the next right hand turn, continue to the end of the road and turn left. Follow the road around to the left, where the property can be found on the left hand side.

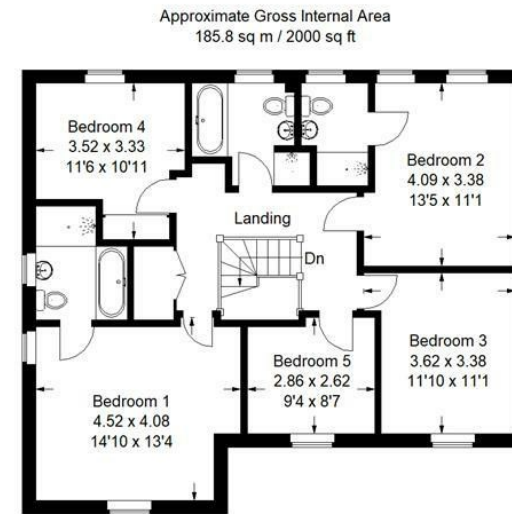




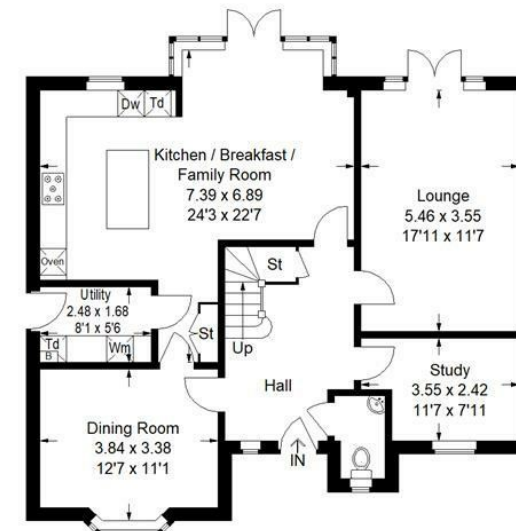
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First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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