

## 38 Muddlebridge Close, Bickington, EX31 2FG

Offers In Excess Of £450,000

Stunning 4/5 bedroom, 3 bathroom, detached family home, just four years old and immaculately presented throughout. Featuring a spacious open-plan kitchen/dining/family room with bi-folding doors to an enclosed rear garden, separate lounge, study/bedroom five and utility room. Two en-suite bedrooms, double garage and ample driveway parking. Remainder of NHBC warranty.

## Description

A beautifully presented and modern detached family home, constructed approximately two years ago and maintained to an exceptional standard throughout. This impressive property offers generous and versatile accommodation, ideal for modern family living, and is ready for immediate occupation.

The accommodation is entered via a welcoming entrance hall which leads to a spacious lounge featuring a bay window allowing plenty of natural light. To the rear of the property is an impressive open-plan kitchen, dining and family room which forms the heart of the home. This superb space is ideal for entertaining and everyday family life, with bi-folding doors opening directly onto the enclosed rear garden, creating a seamless indoor-outdoor flow.

Additional ground floor accommodation includes a useful utility room, a cloakroom and a versatile study, ideal for home working or as a playroom if required.

To the first floor is a generous landing providing access to four well-proportioned bedrooms. Two of the bedrooms benefit from modern en-suite shower rooms, while the remaining bedrooms are served by a stylish four-piece family bathroom.

## Outside

To the rear is a fully enclosed garden offering a safe and private environment for children and pets, along with patio areas ideal for outdoor dining and entertaining. To the front, the property benefits from a double garage providing excellent storage, together with driveway parking for several vehicles.

## Accommodation (Approximate Measurements)

Lounge – 4.50m x 3.48m

Kitchen – 3.50m x 3.48m

Dining / Family Room – 7.24m x 3.25m

Utility Room – 2.24m x 1.90m

Study – 2.50m x 2.29m

Cloakroom

Bedroom One – 6.55m (max) x 3.48m

En-suite Shower Room

Bedroom Two – 3.66m x 3.48m

En-suite Shower Room

Bedroom Three – 4.14m x 2.87m

Bedroom Four – 2.95m x 2.87m

Family Bathroom

## Double Garage – 5.50m x 5.20m

## Location

Situated within the popular village of Bickington, the property enjoys convenient access to the nearby town of Barnstaple, offering a wide range of amenities including shops, schools, leisure facilities and transport links.

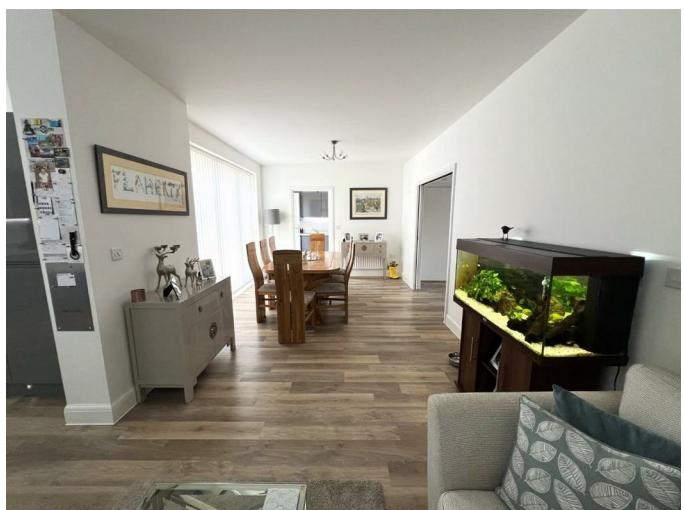
## Directions

From Barnstaple, proceed into Bickington and continue along the main road, passing the convenience store and post office on the right-hand side. Turn right into Mead Park (before the speed camera), then take the first left into Muddlebridge Close. Follow the road around to the left and take the first right-hand turning, where the property will be found on the right-hand side.

Lounge 14'9" x 11'5" (4.50 x 3.49)



Dining/Family Room 23'9" x 10'7" (7.24 x 3.25)



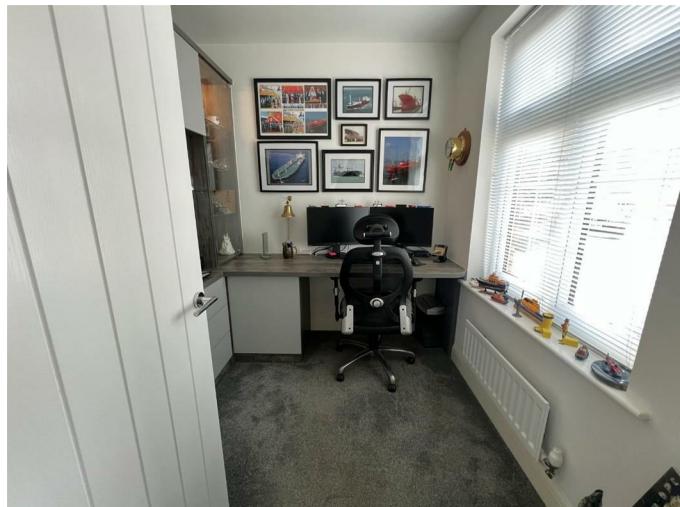
Kitchen 11'5" x 11'5" (3.50 x 3.49)



Ensuite



Study 8'2" x 7'6" (2.49 x 2.29)



Bedroom 2 12'0" x 11'5" (3.66 x 3.48)



Utility Room 7'3" x 6'3" (2.23 x 1.91)

Bedroom 1 21'6" max x11'5" (6.56 max x3.49)



Ensuite



Bedroom 3 13'6" x 9'4" (4.14 x 2.87)



Warranty: Remainder of 10 year warranty from 2022  
Estate Fees: Vendors advise £237.00 per annum for the upkeep of communal areas

#### Agent Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens or maybe be historic. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

Bedroom 4 9'8" x 9'4" (2.95 x 2.87)



Bathroom



Double Garage

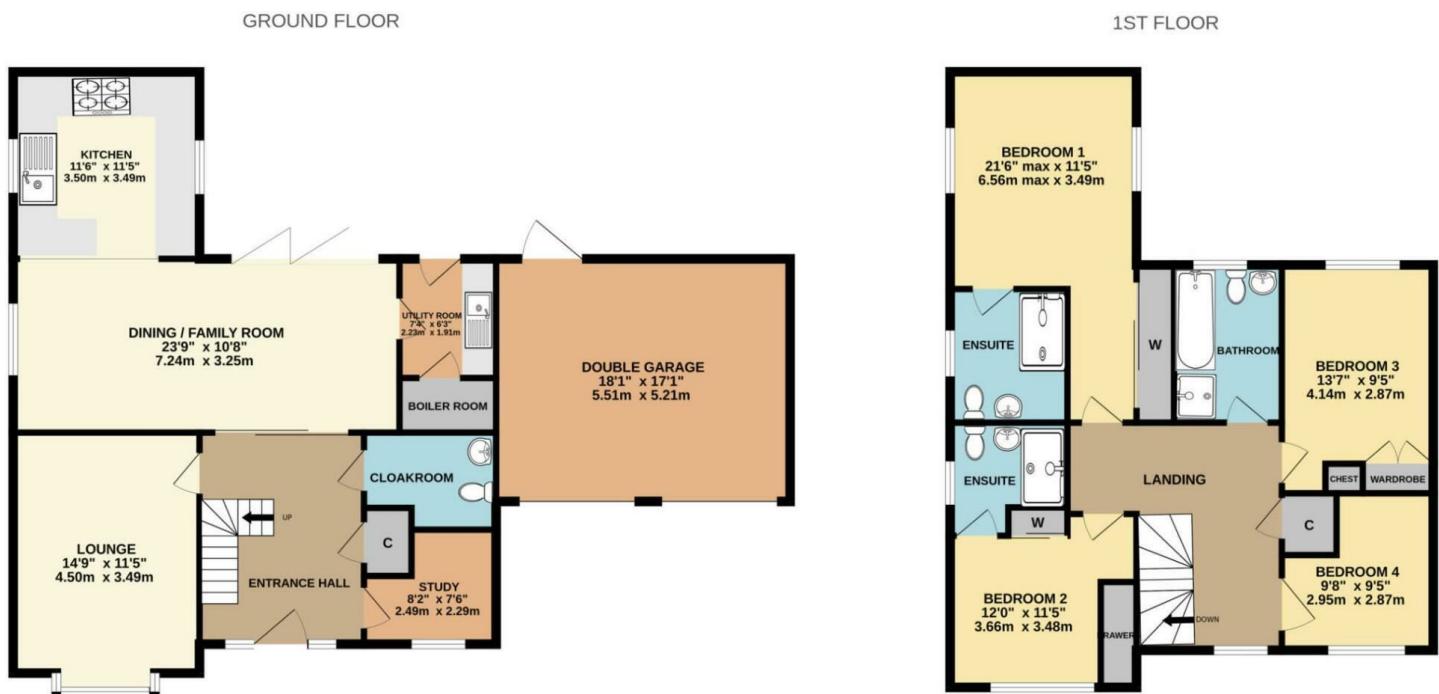
#### Information

Tenure: Freehold

Services: All mains services connected

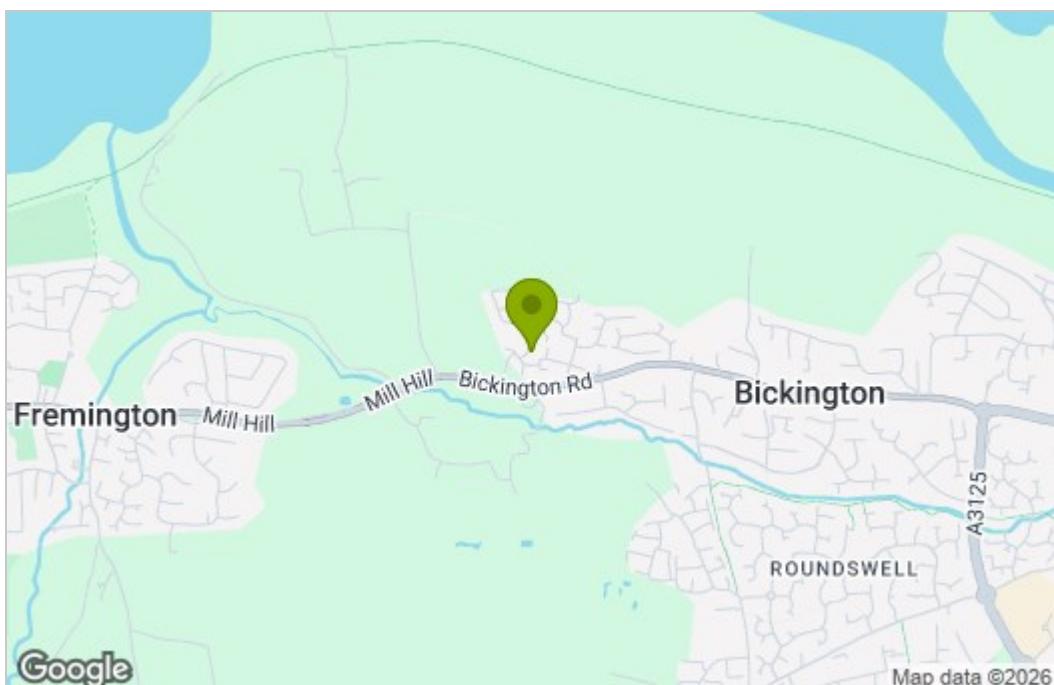
Council Tax Band: F – North Devon District Council

## Floor Plan

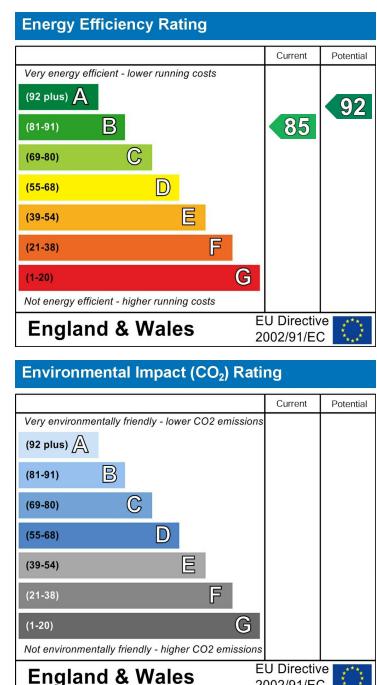


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.