



Guide Price £280,000

4 Bedroom Semi-Detached House for sale
24 MAGDALENE WAY, SOUTH MOLTON



EweMove
SALES AND LETTINGS



Overview

Welcome to Magdalene Way located within the historic market town of South Molton, an immaculately presented town-house situated within easy reach of the town centre. This large accommodation, over three floors, boasts 4-bedrooms providing ample space for a growing family or those in need of a home office.

SOME IMAGES HAVE BEEN VIRTUALLY STAGED TO ASSIST THE BUYER



Key Features

- MODERN 4-BEDROOM SEMI-DETACHED TOWNHOUSE
- IMMACULATLY PRESENTED - READY TO MOVE IN
- LARGE ENCLOSED GARDEN
- SINGLE GARAGE & DRIVEWAY
- CLOSE TO TOWN CENTER AND SCHOOLS
- REMAINDER OF NHBC WARRANTY
- EARLY VIEWING ADVISED - CALL NOW OR BOOK ONLINE (24/7)
- 3D VIRTUAL TOUR AVAILABLE - CALL OR EMAIL
- WHAT3WORDS: ///recipient.remember.bullion







ON ARRIVAL

Welcome to 24 Magdalene Way located within the historic market town of South Molton; an immaculately presented semi-detached townhouse situated within easy reach of the town centre. This large accommodation, over three floors, boasts 4-bedrooms providing ample space for a growing family or those in need of a home office.

MOVING INSIDE

The ground floor has been designed for modern family living, with the heart of this home being the spacious living room, perfect for entertaining family and friends. Naturally flowing into the kitchen/breakfast room, you are presented with a cleverly designed space with contemporary units and all the usual integrated appliances. With plenty of storage cupboards and ample work surface, you'll soon be preparing family meals while the children are doing their homework at the dining table. Double-glazed patio doors open out into the large enclosed garden with 2 patio areas, a lawn and access to the garage.

Completing the ground floor is a large cloakroom with wc .

UPSTAIRS

The remainder of the living accommodation is spread over two floors, the first floor comprises of 2 double bedrooms, a well-appointed family bathroom and a good size single bedroom, which would also lend itself as a home office.

The second floor hosts an elegant and spacious master-suite, perfect for escaping and relaxing with a good book; with cleverly designed fitted wardrobes and space for a super king-size bed, this room boasts double-aspect dormer windows with views of the Devon hills to the rear . Completing this floor is an en-suite shower room providing a comfortable and versatile living space.

IN THE GARDEN

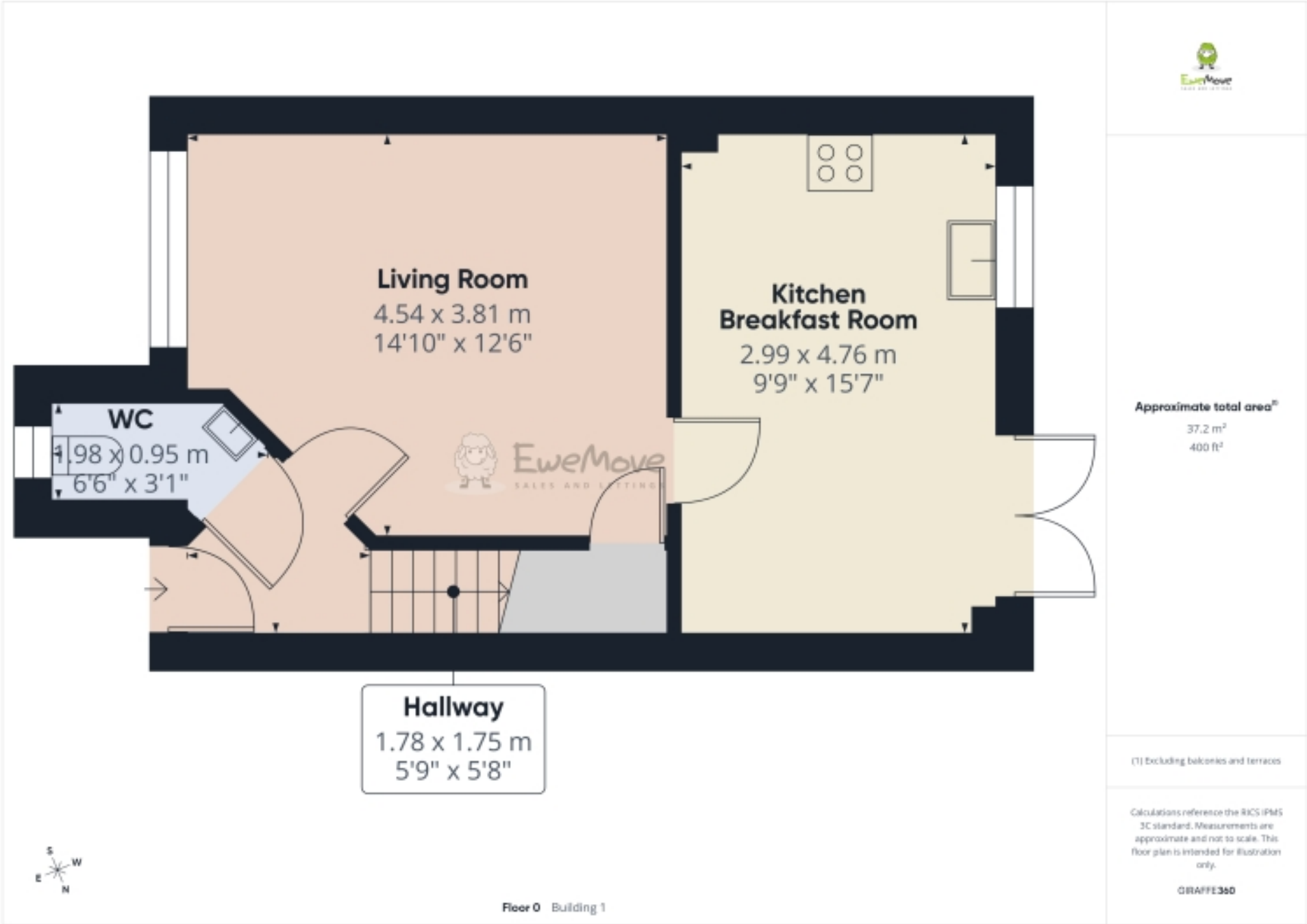
The large enclosed garden is laid mainly to lawn, with 2 patio areas where you'll soon be entertaining family and friends with alfresco dining & summer BBQs. There is ample space for a garden room & the obligatory trampoline; there is also access to the single garage and driveway.



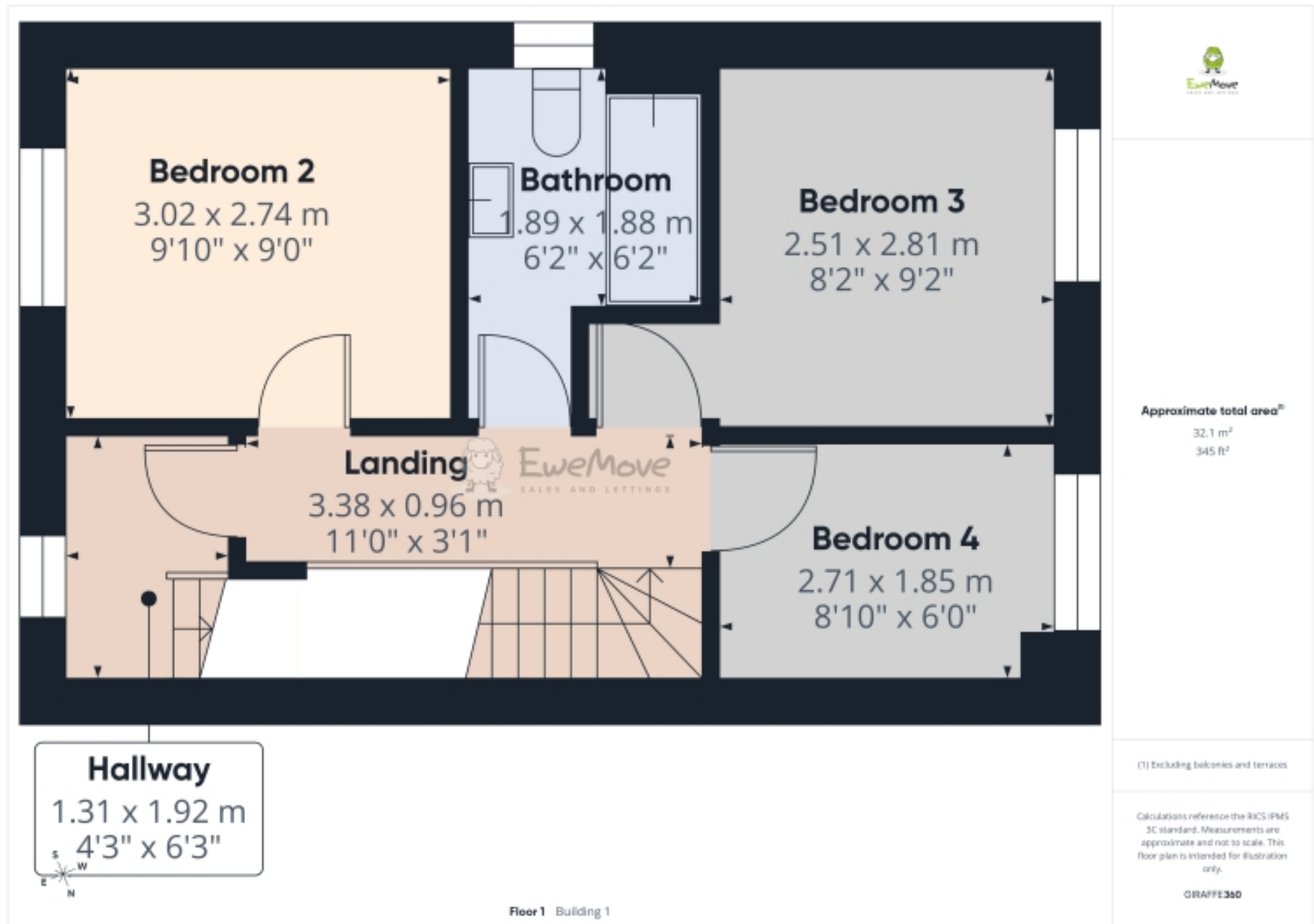
AROUND THE LOCAL AREA

Magdalene Way is located within a popular residential area on the edge of South Molton which provides an excellent range of shopping, lifestyle and educational facilities including the award-winning Pannier Market. Take the A361- link road West to access the AONB of the North Devon coast and the market town of Barnstaple offering unique leisure & recreational experiences. Alternatively, head East to the M5 (J27) providing easy access to the city of Exeter or the county town of Taunton.

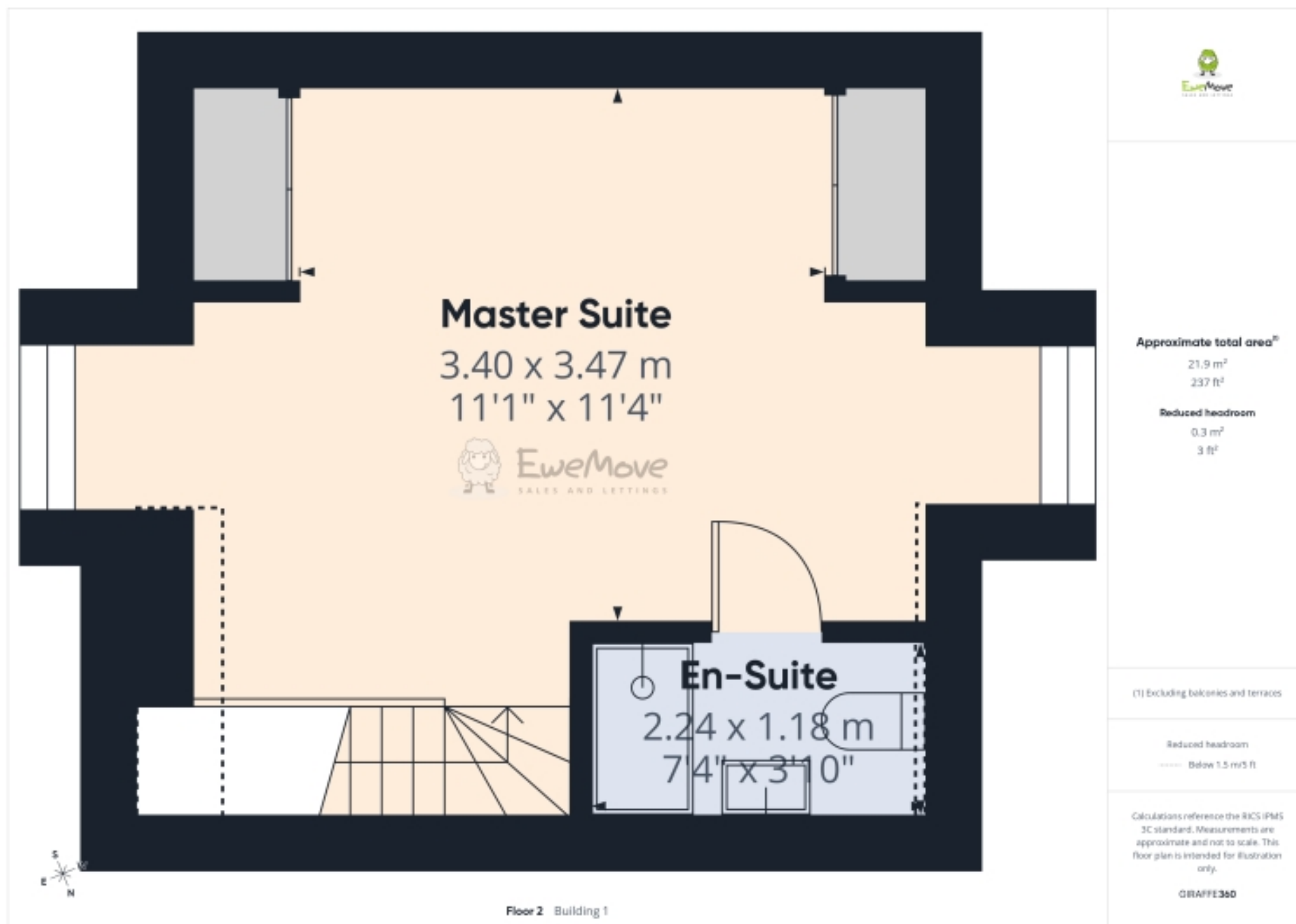
Floorplans



Floorplans



Floorplans



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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