



EweMove  
SALES AND LETTINGS



Offers In The Region Of £365,000

4 Bedroom Detached House for sale

2 Sycamore Drive, South Molton



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## Overview

Welcome to 2 Sycamore Drive, this beautifully presented four-bedroom detached executive style home is designed for modern family living and finished to an exceptional standard throughout. Enjoying a desirable and tranquil cul-de-sac position close to South Molton town centre and local schools, this home is ready to move straight into.

SOME IMAGES HAVE BEEN VIRTUALLY STAGED TO ASSIST THE BUYER

## Key Features

- MODERN EXECUTIVE DETACHED HOME
- 4 LARGE BEDROOMS
- ENCLOSED REAR GARDEN
- SINGLE GARAGE AND DRIVEWAY FOR 2 CARS
- SOLAR PANELS
- REMAINDER OF NHBC WARRANTY
- CLOSE TO THE TOWN CENTRE AND LOCAL SCHOOLS
- WHAT3WORDS //outfit.available.walls
- VIRTUAL TOUR AVAILABLE - CALL OR EMAIL







Offered with no onward chain, this beautifully presented four-bedroom detached executive style home is designed for modern family living and finished to an exceptional standard throughout. Enjoying a desirable and tranquil cul-de-sac position close to South Molton town centre and local schools, this home is ready to move straight into.

Step into a welcoming and spacious entrance hall with ample storage and a generously-sized cloakroom. To the heart of the home, a newly fitted designer kitchen showcases contemporary integrated appliances, a stylish breakfast bar, and patio doors opening onto a low-maintenance courtyard garden – the perfect space for entertaining or unwinding with family and friends. A separate dining room easily accommodates eight guests, ideal for hosting family meals or formal occasions. The generous lounge features an elegant fireplace and additional patio doors leading to the garden, providing light-filled and flexible entertaining areas.

Upstairs, there are four well-proportioned double bedrooms. The principal suite boasts an en-suite shower room and fitted storage plus plenty of space for a king-size bed, while the remaining bedrooms offer versatile solutions for family, overnight visitors, or even a home office or hobbies room if preferred. A modern family bathroom completes the upstairs accommodation.

Eco-conscious buyers will appreciate the installation of solar panels and the peace of mind that comes with the remainder of the NHBC warranty. Externally, there is a detached single garage, along with driveway parking for two vehicles. The easily maintained courtyard garden boasts a patio and lawn bordered by mature shrubs, with gated access to the parking area.

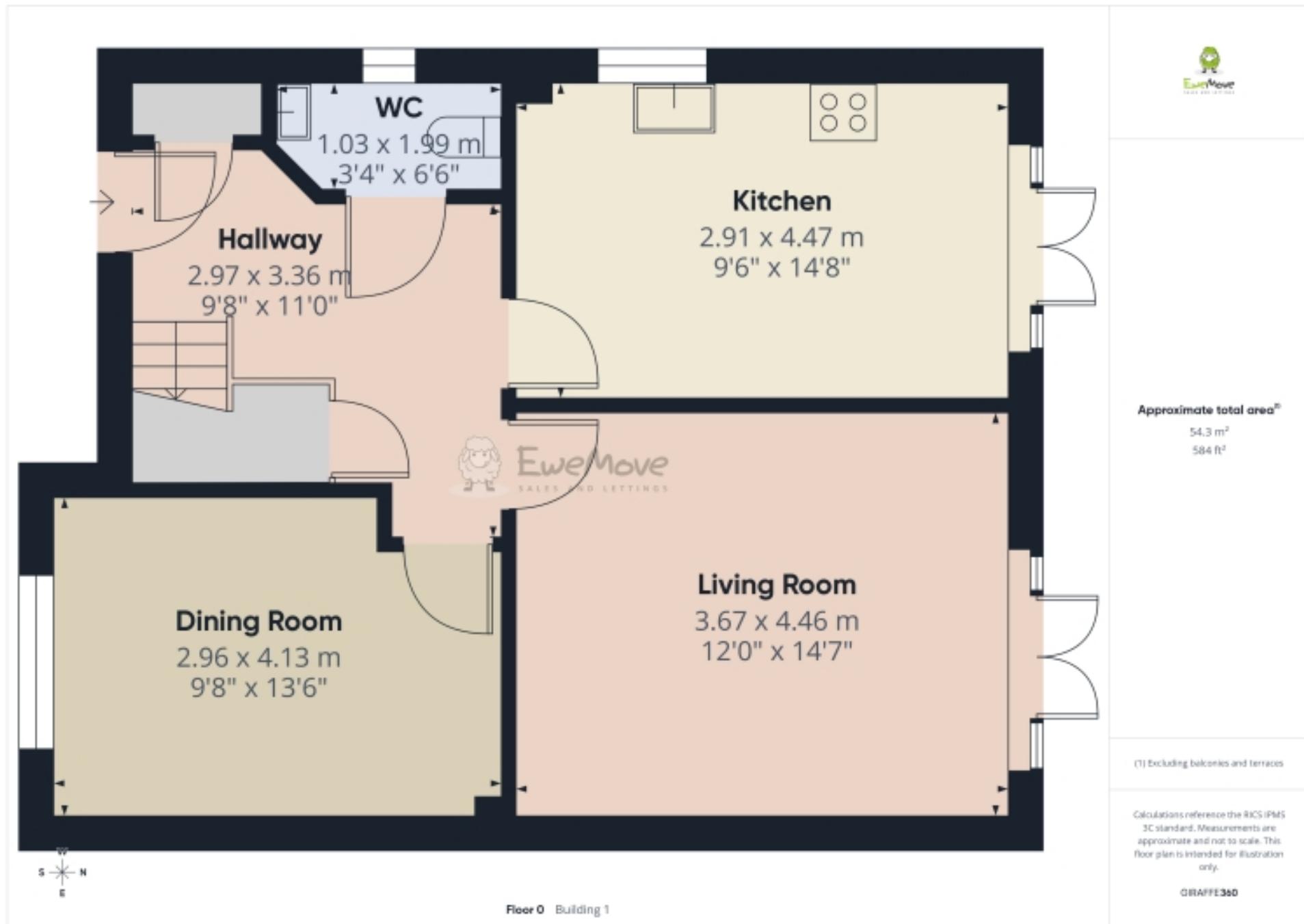
Sycamore Drive occupies a convenient position within a highly regarded residential area on the edge of South Molton. The vibrant town includes an excellent selection of shops, cafes, and reputable schools, not to mention the award-winning Pannier Market – perfect for artisan produce and crafts. For outdoor enthusiasts and leisure seekers, road links provide swift access to the protected splendour of the North Devon coast and the towns of Barnstaple and beyond, with the A361 connecting effortlessly to Exeter, Taunton, and the M5.

This immaculate, move-in-ready family home in a sought-after location truly has it all. Arrange a viewing today to fully appreciate everything this exceptional property has to offer.





# Floorplans



# Floorplans



# Floorplans



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Move and Improve

## Garage

2.64 x 5.23 m  
8'7" x 17'1"

Approximate total area<sup>(1)</sup>

13.9 m<sup>2</sup>  
150 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



W  
N  
S  
E

Floor 0 Building 2

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B	91 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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