



Offers In The Region Of £325,000

4 Bedroom Detached House for sale
3 Ash Drive, South Molton





Overview

Nestled on the outskirts of the charming market town of South Molton, 3 Ash Drive is a well-presented, modern detached house offering a perfect haven for family living. Arranged over three spacious floors and boasting an impressive 119 sqm of accommodation, this elegant home combines contemporary comfort with thoughtful design.



Key Features

- NO ONWARD CHAIN
- MODERN 4-BEDROOM DETACHED HOME
- SOLAR PANELS
- SINGLE GARAGE AND DRIVEWAY FOR 3 CARS
- SCOPE TO EXTEND (STPP)
- CLOSE TO THE TOWN CENTRE AND LOCAL SCHOOLS
- WHAT3WORDS [///miles.commoners.prance](https://www.what3words.com/miles.commoners.prance)





Nestled on the peaceful outskirts of the vibrant market town of South Molton, 3 Ash Drive presents an exceptional opportunity to acquire a modern and impeccably maintained detached family home. Thoughtfully arranged over three spacious floors and extending to approximately 119 square metres, this attractive property combines contemporary comfort with the practicalities of daily life, making it the ideal choice for families seeking space and versatility.

Upon entering, you are welcomed by a generous hall, offering access to a well-equipped utility room-complete with sink, storage, and space for your washing appliances. The hall also connects directly to a substantial integral garage and workshop, adding further flexibility for hobbies, storage, or additional utility.

The heart of the home lies on the first floor, where a sleek, fully fitted kitchen/dining room creates the perfect environment for entertaining or relaxed family meals. Modern units, ample worktop space, and quality appliances-including an electric oven with gas hob-cater for all culinary needs. Double glazed patio doors flood the dining area with natural light and lead seamlessly out to the sunlit, enclosed rear garden-ideal for outdoor dining, play, or cultivating your own green retreat amidst raised beds and lawn. A bright, inviting sitting room with a feature electric fireplace offers the perfect backdrop for unwinding at the end of the day, while a discreet cloakroom provides convenience for guests.



As you ascend to the second floor, four well-proportioned bedrooms offer peaceful sanctuaries for all. The master suite boasts a modern, en-suite shower room, while the remaining bedrooms share a stylish family bathroom-each fitted with up-to-date fixtures to meet every need.

Undoubtedly perfect for modern family living, the exterior offers even more. A paved approach ensures ample off-street parking for up to three cars and leads directly into the garage.

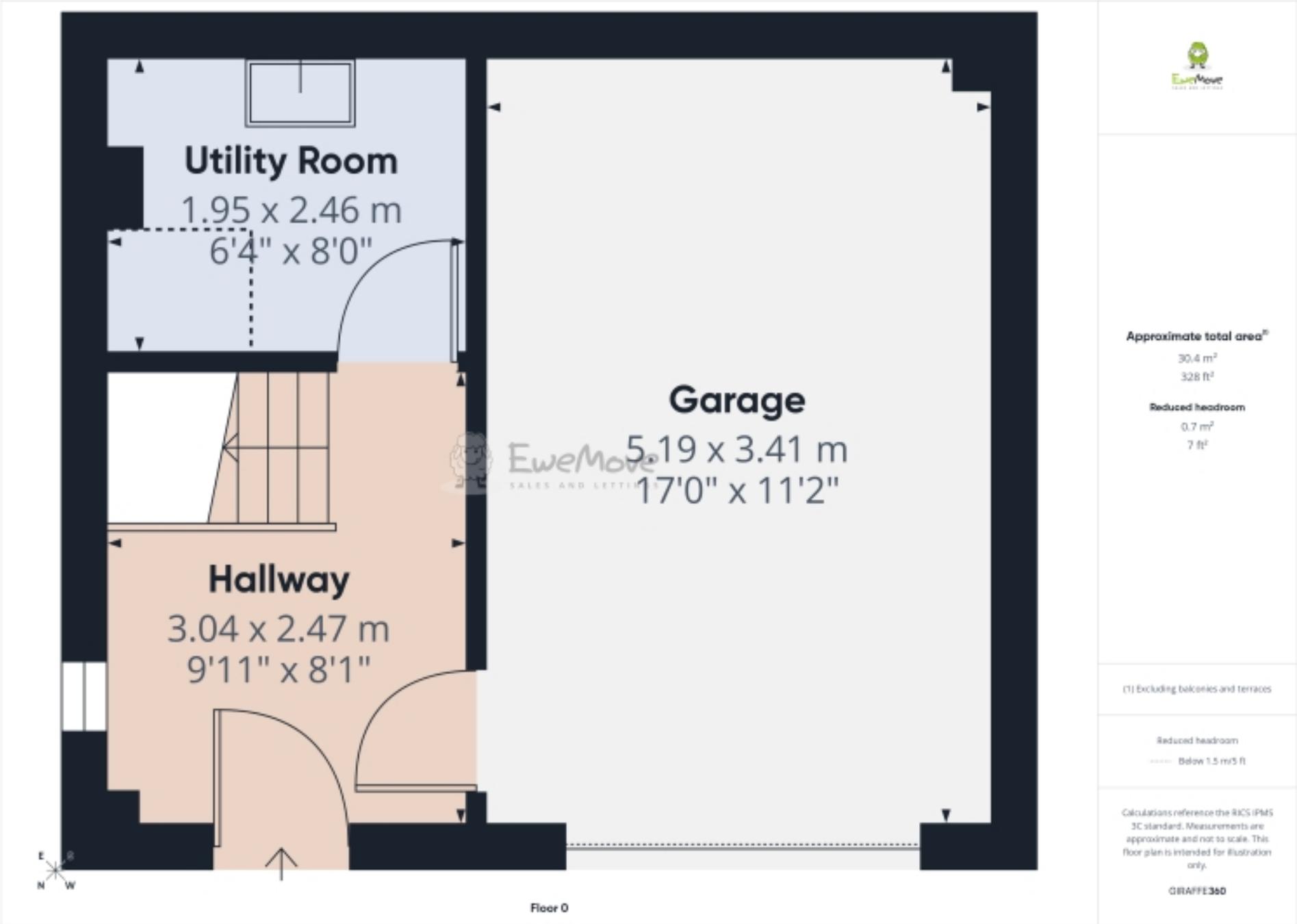
At the rear, the fully-enclosed garden enjoys a mix of paved terraces and a gentle lawn, bordered by attractive raised beds and a sturdy stone wall-plus a handy timber shed for additional storage. Bin stores and practical areas are thoughtfully screened to keep the garden pleasant.

Beyond the home itself, South Molton awaits, renowned for its rich heritage and vibrant community. This thriving market town boasts an impressive array of independent shops, artisan cafés, inviting pubs, and convenient amenities including primary and secondary schools, a Sainsbury's supermarket, Post Office, and regular award-winning pannier and livestock markets that bring the town to life each week.

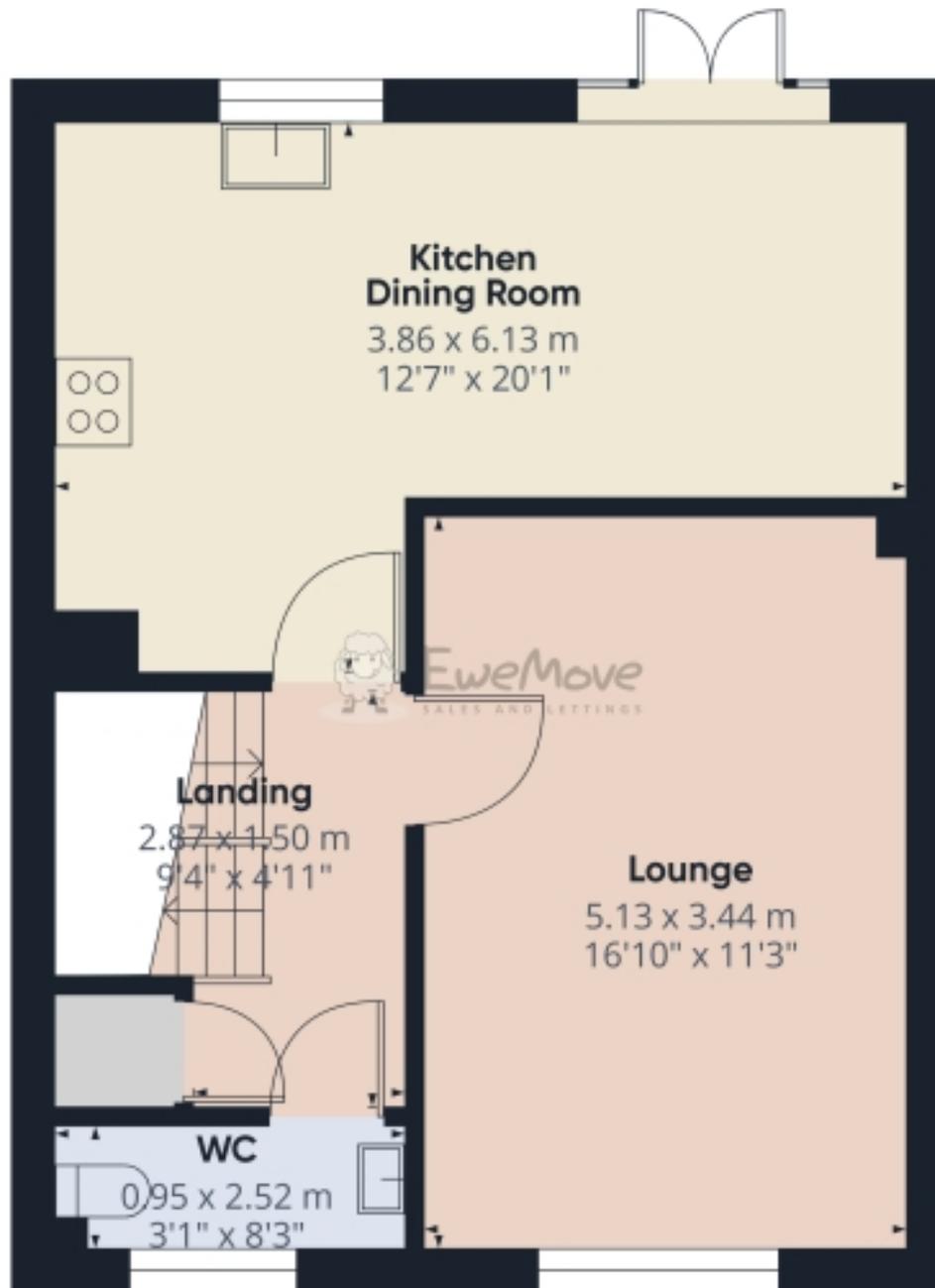
For the commuter or explorer, direct access to the improved A361 North Devon Link Road makes travelling to Barnstaple, Tiverton, the M5, and Tiverton Parkway (with London Paddington only two hours away) notably convenient. Nature lovers will also relish the proximity to the local woodland trust, the Exmoor National Park and the scenic North Devon coastline, for relaxing day trips or epic outdoor adventures.

Rarely does a property combine such spacious accommodation, condition, and location. To truly appreciate what 3 Ash Drive has to offer, a viewing is highly recommended. Come and see how this remarkable home could be your family's next chapter.

Floorplans



Floorplans



Floor 1



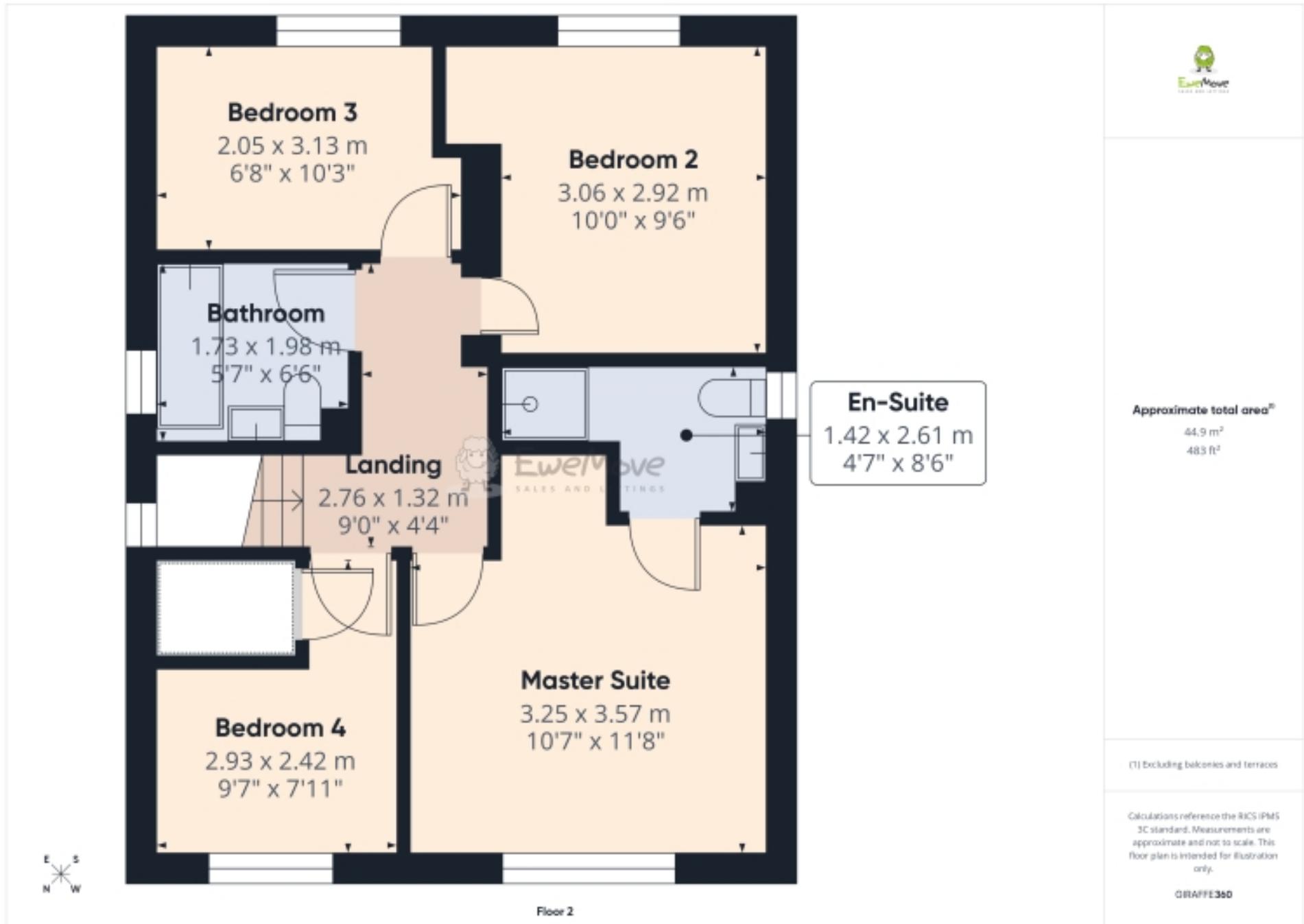
Approximate total area⁽¹⁾
43,7 m²
471 ft²

(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.

GRAFFES&O

Floorplans



EPC

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



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