



Offers In The Region Of £350,000

4 Bedroom Detached House for sale
19 Sycamore Drive, South Molton





Overview

Nestled on the edge of South Molton, this superbly appointed four-bedroom detached executive home offers an exceptional standard of modern family living in an attractive, sought-after development. Benefiting from the balance of the NHBC warranty, the house is just over six years old and has been maintained to an immaculate standard throughout, promising comfort, style, and peace of mind for prospective owners.

SOME IMAGES STAGED FOR THE BUYERS CONVENIENCE



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///litigate.tinny.financial





Situated on the edge of the ever-popular South Molton, this outstanding executive-style detached home offers luxurious living in a sought-after development. Benefitting from excellent access to the town's amenities while enjoying a peaceful, residential setting, this beautifully appointed four-bedroom property presents the perfect combination of contemporary design, modern convenience, and practical family features.

Immaculately maintained and finished to a high standard, the property extends over 1,024 sq ft and features generously proportioned accommodation throughout. Upon arrival, the home immediately impresses with its smart frontage, a neatly kept lawn, and a paved pathway leading up to a welcoming entrance. Ample driveway parking for two vehicles is provided in addition to a single garage, ensuring plenty of space for family vehicles or visiting guests.

Step inside to discover a spacious entrance hallway with convenient cloakroom facilities. Two striking reception rooms offer versatile living spaces; the main living room is flooded with natural light thanks to large patio doors that open directly onto the rear garden, while the separate dining room provides options for formal hosting or relaxed family meals. At the heart of the home, a stylish kitchen/breakfast room features modern fittings and offers direct access to the garden, creating an ideal environment for family life and entertaining friends.

The first floor features a roomy, light-filled landing, leading to four generous double bedrooms. The master suite benefits from an en-suite shower room, offering privacy and comfort, with the further bedrooms serviced by a sleek family bathroom. All rooms are presented to a remarkable standard, reflecting the owners' exceptional care and attention to detail.

At the rear, the garden provides a tranquil, enclosed space, perfect for outdoor dining, barbecues or letting children play safely. With a sunny patio and lawn, it is the ideal place to relax and unwind after a busy day.

The home enjoys the remainder of its NHBC warranty, ensuring additional peace of mind, and an emphasis on energy efficiency brings comfortable, future-proof living.



Location-wise, South Molton offers an appealing mix of character, community spirit, and practical daily amenities. The bustling town square, excellent local schools, independent shops, markets, and welcoming pubs are all at your doorstep. Transport links are straightforward, with easy access via Station Road to major routes as well as beautiful countryside and Exmoor National Park just minutes away.

If you're seeking a modern family home in a prime location-with excellent transport links, ample space and outstanding presentation throughout-this is a rare opportunity. Arrange your viewing today and take the next step towards making this stunning property your new home.

Floorplans



Approximate total area[®]
49.8 m²
534 ft²

(1) Excluding balconies and terraces

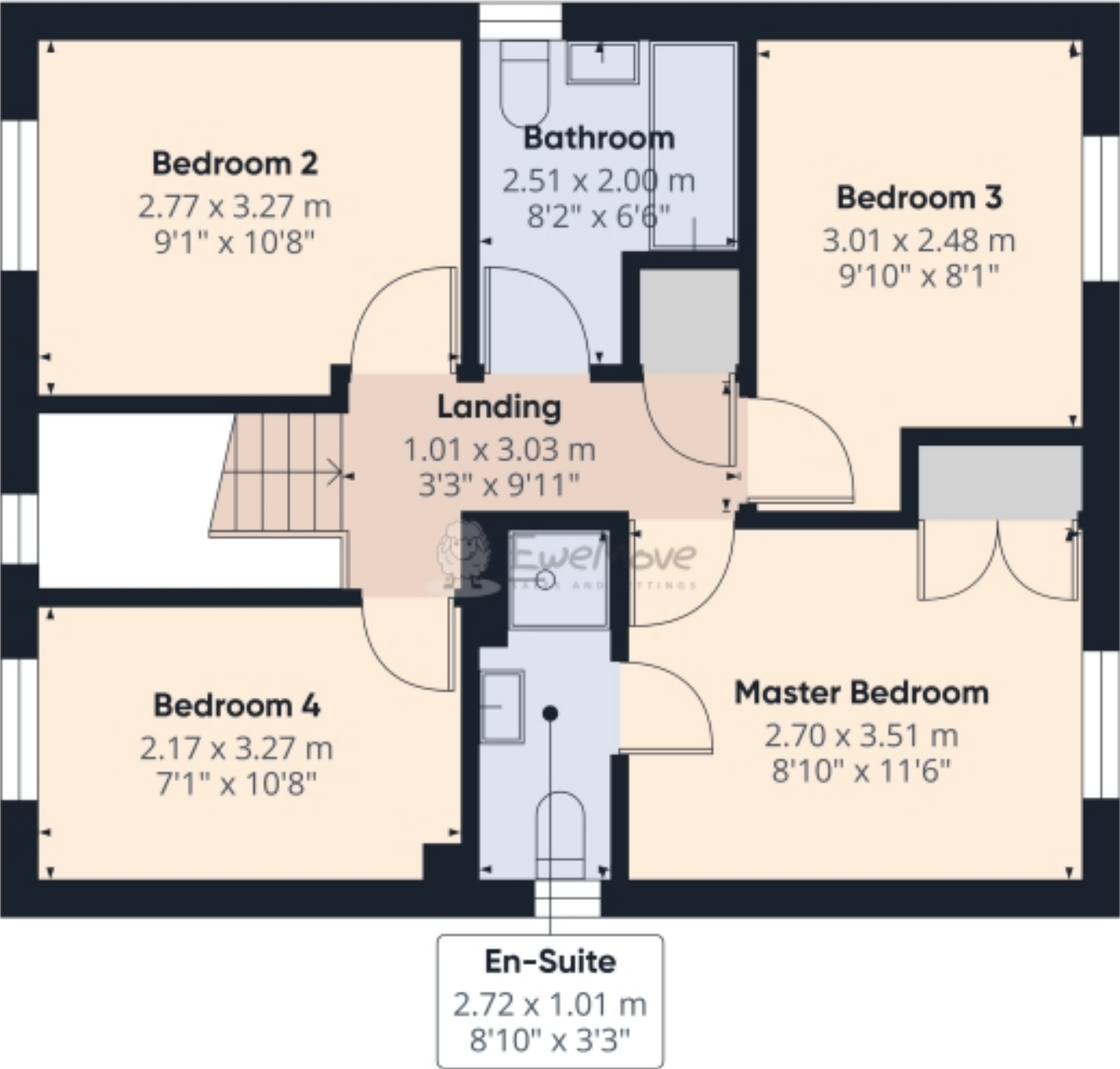
Reduced headroom
..... Below 1.5 m/5 ft

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

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Floorplans



Floor 1 Building 1



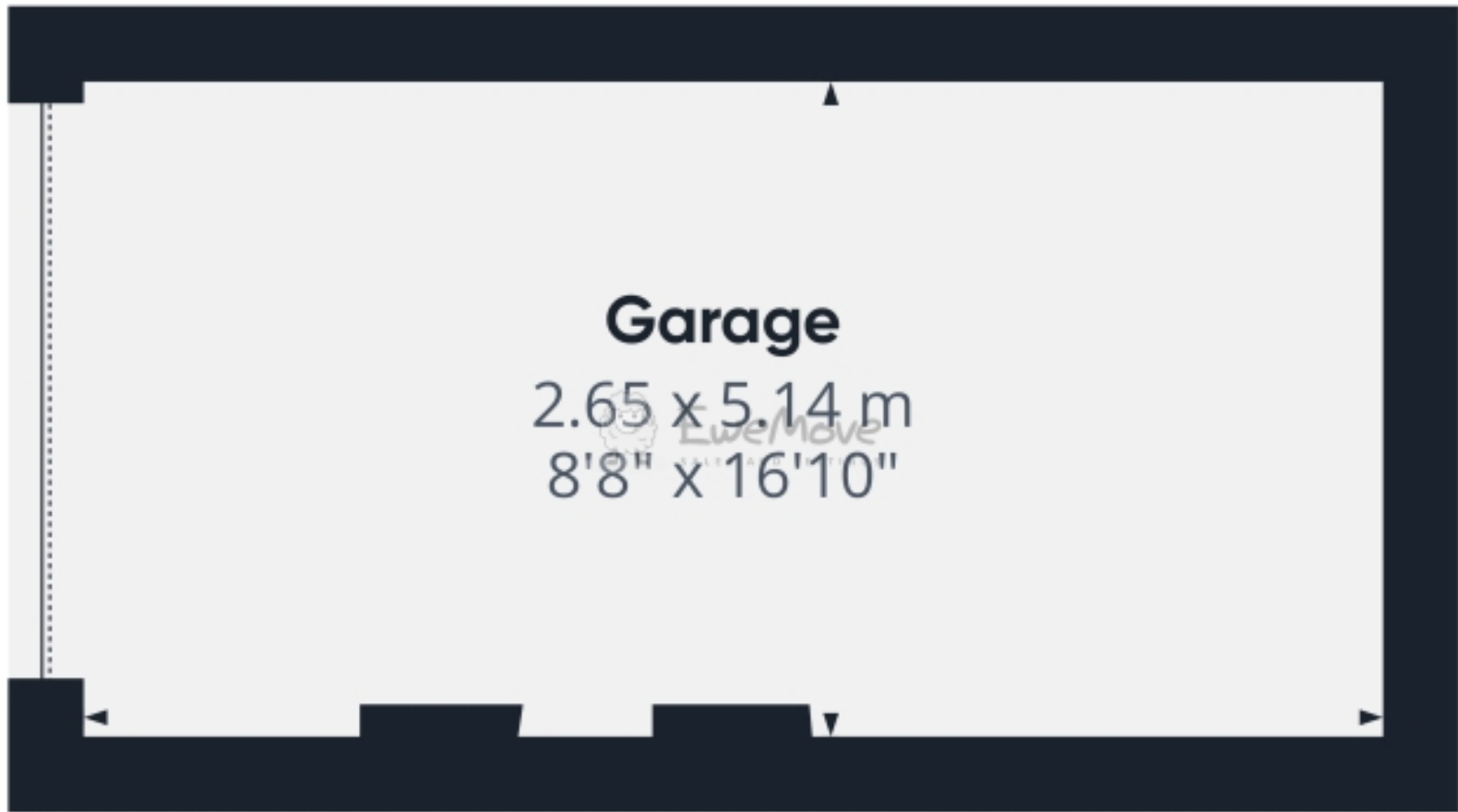
Approximate total area⁽¹⁾
45.6 m²
490 ft²

(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.

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Floorplans



Approximate total area⁽¹⁾
13.7 m²
147 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.

GRAPPE350



Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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