



Guide Price £375,000

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





## Overview

Welcome to 25 Ash Drive located within the historic market town of South Molton.

This immaculate property is situated within easy reach of the town centre and boasts 4-bedrooms (master with en-suite), providing ample space for your growing family or those in need of a home office.



## Key Features

- 3D VIRTUAL TOUR AVAILABLE - CALL or EMAIL
- No Onward Chain
- Modern 4-Bedroom Detached Home
- Immaculately Presented & Ready to Move In
- Single Garage & Parking for up to 4 Vehicles
- Solar Panels
- Remainder of NHBC Warranty
- Close to the Town Centre & Schools
- Early Viewing Advised - Call Now or Book Online 24/7







## ON ARRIVAL

This property has great curb appeal with its lush green lawn enclosed by mature shrubs, low level ornate fencing and a single garage; but you will also notice the long double driveway with space for up to 4 vehicles, or even a motorhome.

## MOVING INSIDE

The ground floor has been designed for modern family living; the bright and airy entrance hall welcomes you into your new home, but its heart is the spacious living room with its bay window & contemporary fireplace.

This open-plan living area extends into the sizable dining room with space for up to 8 people to dine comfortably; double patio doors then open out onto the covered patio area, which is perfect for entertaining family and friends whatever the weather.

Moving across the hallway is the cleverly designed kitchen/breakfast room; flooded with natural light from the double patio doors, this modern kitchen has integrated appliances, ample work surfaces and plenty of storage.

With the added benefit of space for a breakfast table or a even a 'Centre Island/Breakfast Bar', the kitchen becomes an amazing social area for all the family. Completing the ground floor is a spacious cloakroom/wc and under stairs cupboard.

## UPSTAIRS

Moving upstairs you'll find yourself on the landing with the modern family bathroom directly in front of you complete with bath/shower/sink and toilet.

To your left is the spacious master suite, with room for both a king-size bed and a sofa for those cosy relaxing evenings; the suite also boasts a large modern shower-room comprising of a shower, sink and toilet. To your right is the second king-size bedroom, light and airy, with plenty of space for the addition of built-in wardrobes. Completing the upper floor, are a further 2 double bedrooms overlooking the rear garden, either of these could provide the added benefit of being a 'Home Office'.



## IN THE GARDEN

This SSW facing garden boasts not only the covered patio area, perfect for those summer BBQs, but a decked area with pergola surrounded by mature shrubs for those tranquil moments with a good book and a glass of wine.

The remainder of the garden is laid to lawn, with plenty of space for the obligatory family trampoline.

The rear of this home can also be accessed through a side gate on the right-hand side of the property, a must when returning with the dogs after a muddy walk on the moors.

## AROUND THE LOCAL AREA

Ash Drive 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



Floor 0



Approximate total area<sup>(1)</sup>  
67.38 m<sup>2</sup>  
725.28 ft<sup>2</sup>

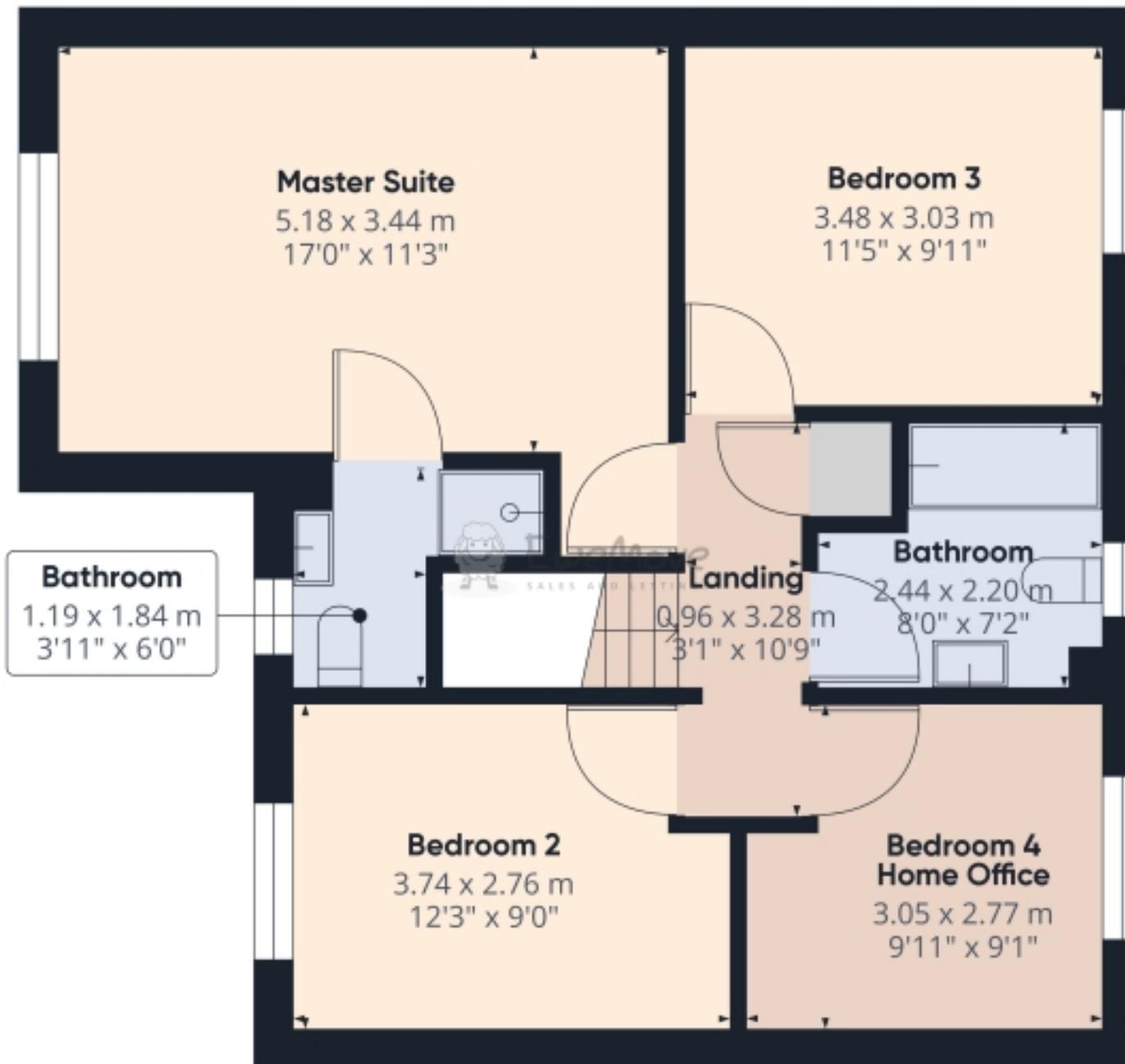
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BCS IPMS 3C standard.

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# Floorplans



Floor 1



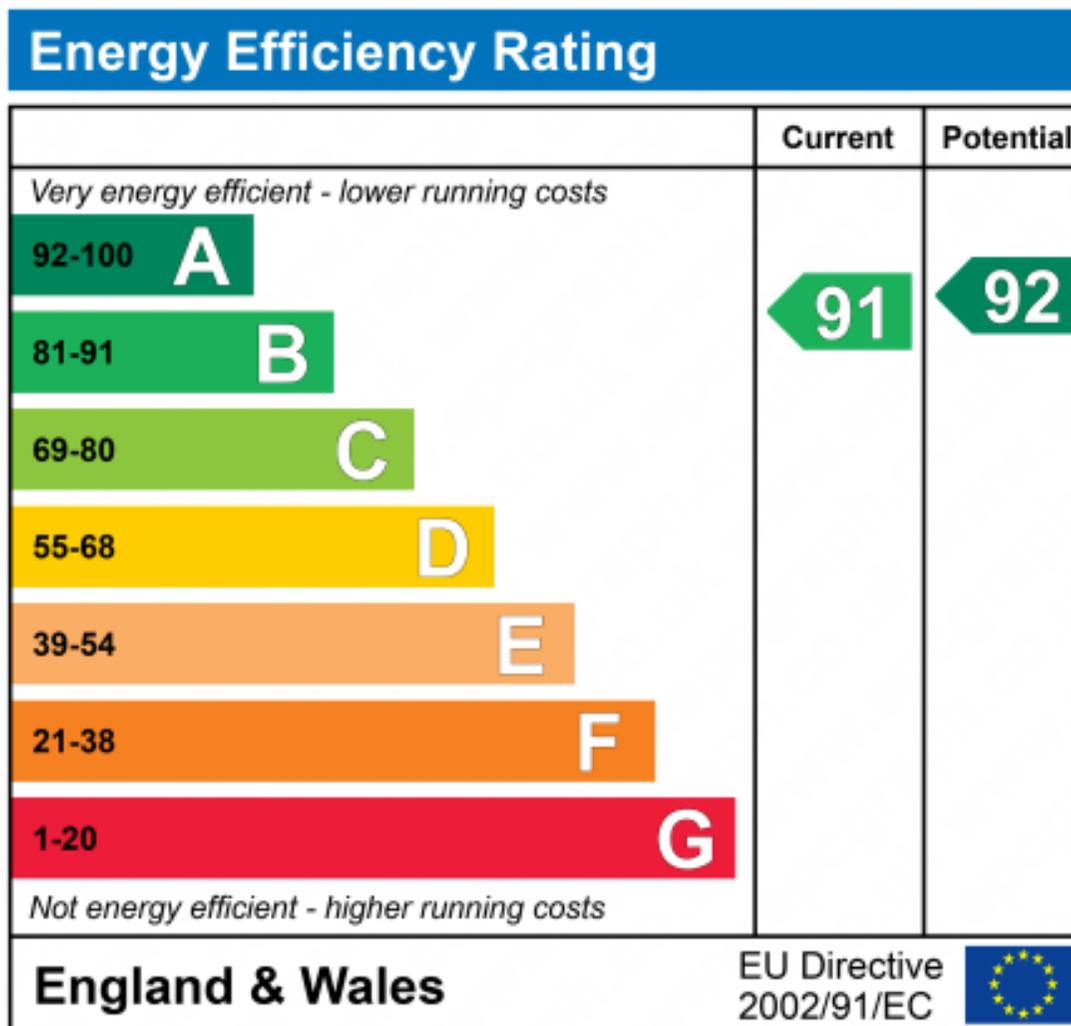
Approximate total area<sup>(1)</sup>  
58.05 m<sup>2</sup>  
624.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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