

6 Burlington Grove, Barnstaple, Devon, EX32 9BU

Chequers Estate Agents are delighted to present 6 Burlington Grove, a beautifully refurbished and thoughtfully extended four-bedroom family home situated in a quiet cul-de-sac within the highly sought-after Newport area of Barnstaple. Offering stylish and spacious accommodation throughout, this exceptional home features a stunning open-plan kitchen/dining room, three reception areas, a luxurious principal suite, generous driveway, garage and a private enclosed garden with summer house. A truly turnkey home, perfect for modern family living.

CHEQUERS

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Asking Price:
£450,000



- Quiet cul-de-sac position in the highly desirable Newport area
- Stunning open-plan kitchen/dining room with breakfast bar
- Spacious lounge with feature wood-burning stove and parquet flooring
- Versatile snug/playroom with patio doors opening onto the garden
- Luxurious principal bedroom with vaulted ceiling and elegant four-piece en-suite
- Separate utility room, ground floor cloakroom and integral garage
- Private enclosed rear garden with extensive patio, summer house and log store
- Generous driveway providing ample off-road parking
- Loft with Velux windows partially converted (with full planning consent to complete)



Chequers Estate Agents are delighted to launch to the market 6 Burlington Grove, an exceptional four-bedroom family home occupying a peaceful cul-de-sac position within the highly sought-after Newport area of Barnstaple. Having been a much-loved family home for many years, the property has been extensively refurbished, thoughtfully extended and beautifully maintained by the current owners, creating a stylish and versatile residence perfectly suited to modern family living. From the moment you arrive, it is immediately apparent that this is a home that has been lovingly cared for. Boasting excellent kerb appeal, the attractive combination of red brick and rendered elevations is complemented by a generous tarmac driveway providing ample off-road parking, together with a useful timber log store and recycling area. A neat front garden, laid to artificial lawn with established planting, further enhances the welcoming approach. Stepping inside, you are greeted by a spacious and inviting entrance hallway, where natural light pours through the front-facing window, creating a bright and welcoming first impression. The hallway provides access to the principal living accommodation whilst offering useful under-stairs storage, ensuring practicality is effortlessly combined with style. At the heart of this outstanding home is the stunning open-plan kitchen and dining room, undoubtedly the hub of family life. Beautifully designed with an impressive range of contemporary cabinetry, generous worktop space and integrated appliances, this exceptional room has been created with both everyday living and entertaining in mind. A central breakfast bar provides the perfect place for morning coffee or casual dining, whilst the spacious dining area comfortably accommodates a large table, making it an ideal setting for everything from relaxed family meals to formal celebrations. Overlooking the rear garden, the kitchen enjoys a wonderful outlook and flows seamlessly into the adjoining snug.

The addition of the snug has transformed the ground floor, creating an incredibly versatile reception room. Whether utilised as a cosy family room, children's playroom, reading area or home office, this delightful space enjoys an abundance of natural light from its Velux window, additional side window and patio doors opening directly onto the garden, beautifully connecting the indoor and outdoor living spaces. The elegant living room offers the perfect retreat after a busy day. Generous in size yet wonderfully cosy, it is centred around a charming wood-burning stove, creating a warm and inviting focal point during the colder months. A large window overlooking the front garden fills the room with natural light, whilst the beautiful parquet flooring adds both character and timeless appeal. Practicality has not been overlooked. A substantial utility room provides exceptional additional storage, laundry facilities and direct access to both the garage and rear garden, making it ideal for busy family life. Completing the ground floor is a stylish cloakroom, finished to a high standard.

The quality continues upstairs where a spacious landing leads to four beautifully presented bedrooms and the family shower room. The principal bedroom is a true sanctuary. Thoughtfully designed with an impressive vaulted ceiling, the room enjoys a wonderful sense of space and tranquillity. Exposed wooden floorboards add warmth and character, whilst the luxurious en-suite bathroom creates a boutique hotel feel, complete with an elegant freestanding bath, generous walk-in rainfall shower, vanity unit and WC. It is a truly indulgent space in which to relax and unwind. Bedrooms two and three are both generous double rooms, beautifully presented and offering excellent proportions for family members or guests. Bedroom two enjoys attractive views over the rear garden, whilst bedroom three benefits from useful fitted storage and an outlook towards the front of the property. Bedroom four provides excellent flexibility and could equally serve as a child's bedroom, nursery or dedicated home office. The room also benefits from access to the loft staircase, where the loft has already been fitted with Velux windows and offers exciting potential for future conversion, with all the necessary planning permissions and building regulations obtained. Serving the remaining bedrooms is a contemporary shower room, fitted with a generous walk-in shower, WC and wash hand basin, all finished in a modern, neutral style.

Outside, the rear garden provides a wonderful extension of the living accommodation and has been designed with both relaxation and entertaining in mind. Offering an excellent degree of privacy, the fully enclosed garden enjoys an extensive patio terrace, creating the perfect setting for al fresco dining, summer barbecues and entertaining family and friends. A well-maintained lawn provides ample space for children and pets to enjoy safely. A timber shed completes this thoughtfully designed outdoor space. The larger-than-average integral garage provides excellent versatility, whether for secure parking, additional storage or as a workshop, and benefits from power, lighting and heating.

Beautifully refurbished, intelligently extended and impeccably presented throughout, 6 Burlington Grove represents a rare opportunity to acquire a truly turnkey family home where every detail has been carefully considered. Combining generous living accommodation, elegant interiors, exceptional outside space and a highly desirable location, this outstanding property is certain to appeal to discerning purchasers seeking a home they can simply move into and enjoy from day one.

An internal inspection is essential to fully appreciate the quality, space and lifestyle that this exceptional family home has to offer.















Entrance Hallway - A spacious and welcoming entrance hallway creates an excellent first impression, setting the tone for this beautifully presented family home. Flooded with natural light from the UPVC double glazed window to the front elevation, the hallway features stairs rising to the first-floor landing, a useful under-stairs storage cupboard, radiator and stylish vinyl flooring.

Kitchen / Dining Room - 19'10" x 11'1" (6.05m x 3.38m)

Undoubtedly the heart of the home, this stunning contemporary kitchen has been thoughtfully designed with both family life and entertaining in mind. Offering an excellent range of modern wall and base units complemented by generous worktop space, the kitchen incorporates an inset 1½ bowl stainless steel sink, integrated single oven, Hotpoint microwave, four-ring gas hob with extractor over and integrated dishwasher. A breakfast bar provides the perfect place for casual dining or catching up with family, whilst there is ample space for an American-style fridge/freezer. The spacious dining area comfortably accommodates a large dining table, making it ideal for hosting family meals and entertaining guests. A UPVC double glazed window enjoys views over the rear garden, whilst an attractive archway leads seamlessly into the snug, creating an effortless flow throughout the ground floor.

Snug - 9'7" x 7' (2.92m x 2.13m)

A wonderful addition to the home, this versatile room is currently utilised as a cosy snug but would equally make an ideal playroom, reading room or home office. Bathed in natural light from the Velux window, UPVC double glazed window and patio doors opening onto the rear garden, this inviting space perfectly connects the indoor and outdoor living areas. Radiator and vinyl flooring.

Living Room - 14'9" x 12'6" (4.5m x 3.8m)

A beautifully proportioned living room offering a warm and welcoming atmosphere. A charming wood-burning stove creates an attractive focal point, perfect for cosy evenings, whilst the large UPVC double glazed window overlooks the front garden and allows natural light to flood the room. Finished with elegant parquet flooring and a radiator, this is a wonderful space to relax and unwind.

Utility Room - 10'10" x 10'9" (3.3m x 3.28m)

Exceptionally spacious and practical, the utility room offers an excellent range of fitted cupboards and shelving together with an inset stainless steel sink. There is plumbing and space for a washing machine, whilst the generous proportions provide ample room for coats, shoes and everyday household storage. Internal access leads directly into the garage, and a UPVC door provides convenient access to the rear garden. Radiator and vinyl flooring.

Cloakroom - 4'11" x 3'4" (1.5m x 1.02m)

A stylish and practical ground floor cloakroom fitted with a low-level WC and vanity wash hand basin. UPVC double glazed window, heated towel rail and vinyl flooring.

First Floor Landing - A bright and spacious landing providing access to all principal rooms and the loft space. Of particular note, the loft already benefits from Velux windows and offers exciting potential for future conversation, with all the necessary planning permissions and building regulations obtained.

Principal Bedroom - 14'11" x 11'2" (4.55m x 3.4m)

A luxurious principal bedroom, beautifully designed with vaulted ceilings that create an exceptional sense of space and character. Enjoying a peaceful outlook over the front of the property, this elegant room features exposed wooden floorboards, radiator and a UPVC double glazed window, creating a tranquil retreat at the end of the day.

En-suite Bathroom - 11'1" x 7'10" (3.38m x 2.4m)

A beautifully appointed and spacious en-suite featuring a luxurious freestanding bath, generous walk-in shower with rainfall shower head, vanity wash hand basin and WC. The vaulted ceiling further enhances the sense of space, whilst the UPVC double glazed window, two heated towel rails and exposed wooden flooring complete this elegant suite.







Bedroom Two - 12'8" x 10'4" (3.86m x 3.15m)

A generous double bedroom enjoying attractive views over the rear garden via a UPVC double glazed window. Offering ample space for wardrobes and additional furniture, the room is finished with exposed wooden flooring and a radiator.

Bedroom Three - 15'8" x 9'6" (4.78m x 2.9m)

A spacious and beautifully presented double bedroom with a UPVC double glazed window overlooking the front aspect. Benefiting from useful fitted storage, exposed wooden flooring and radiator, this is another excellent-sized bedroom.

Bedroom Four - 9'10" x 9'11" (3m x 3.02m)

A bright and versatile room, ideal as a fourth bedroom, nursery or home office. The room benefits from two useful fitted cupboards, exposed wooden flooring and radiator. It also provides access to the loft staircase, making it particularly appealing for purchasers considering a future loft conversion, subject to the necessary permissions.

Shower Room - 8'5" x 6'8" (2.57m x 2.03m)

A contemporary shower room fitted with a generous walk-in shower enclosure, low-level WC and pedestal wash hand basin. UPVC double glazed window to the rear elevation, heated towel rail and vinyl flooring.

Garage - 14'8" x 11'6" (4.47m x 3.5m)

A larger-than-average integral garage fitted with an up-and-over door. Currently used for vehicle parking, the garage also offers excellent storage or workshop potential. Benefiting from power, lighting and a radiator, it provides excellent versatility for a variety of uses.

Outside - The property enjoys excellent kerb appeal, with an attractive blend of red brick and rendered elevations creating a striking first impression. A generous tarmac driveway provides ample off-road parking and is complemented by a useful timber log store and dedicated recycling storage area. The front garden is laid to artificial lawn with established shrubs, although it could easily be adapted to create additional parking if required.

The fully enclosed rear garden is a true extension of the home, offering an excellent degree of privacy and creating a peaceful setting to enjoy throughout the seasons. An extensive patio provides the perfect space for al fresco dining, entertaining family and friends or simply relaxing in the sunshine, whilst a well-maintained lawn offers plenty of space for children to play or pets to roam safely.

A further timber shed completes this beautifully landscaped outdoor space, making the garden every bit as impressive as the accommodation within.

Note - For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Some photographs may have been taken using a wide-angle lens. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. All room sizes and measurements are approximate and should not be relied upon for the purposes of carpets, furnishings or other fittings. If there are any important matters likely to affect your decision to purchase, please contact us prior to viewing the property.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800Mbps.

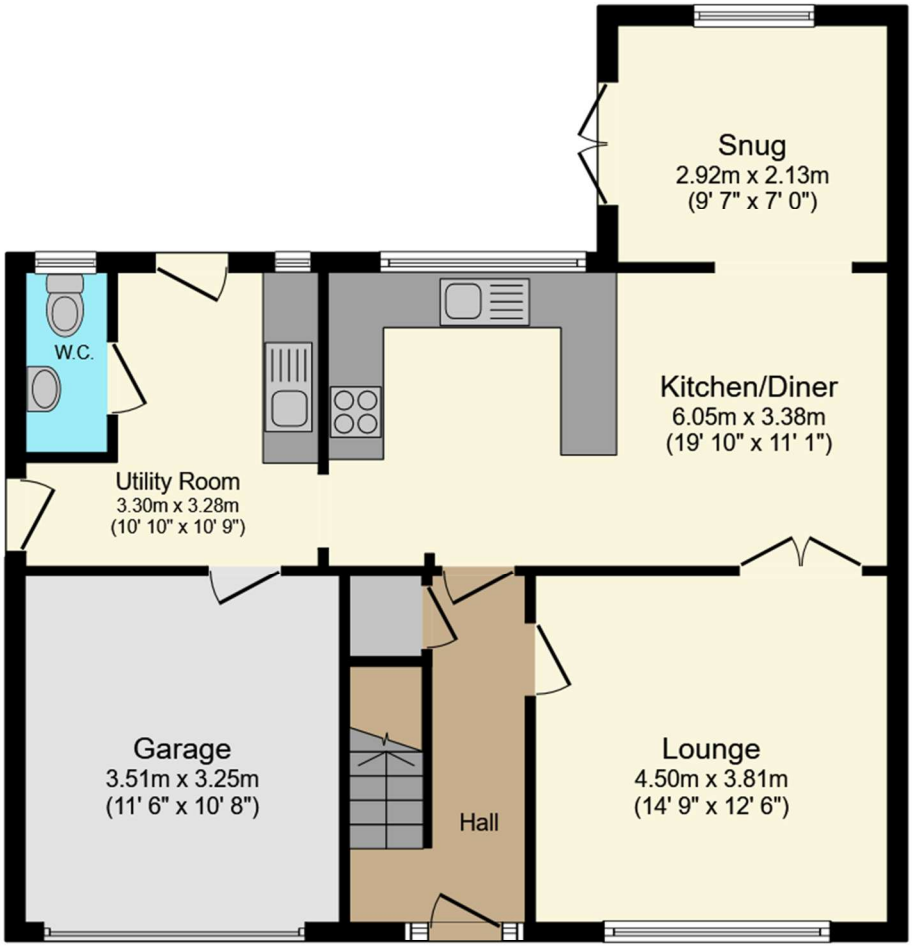
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



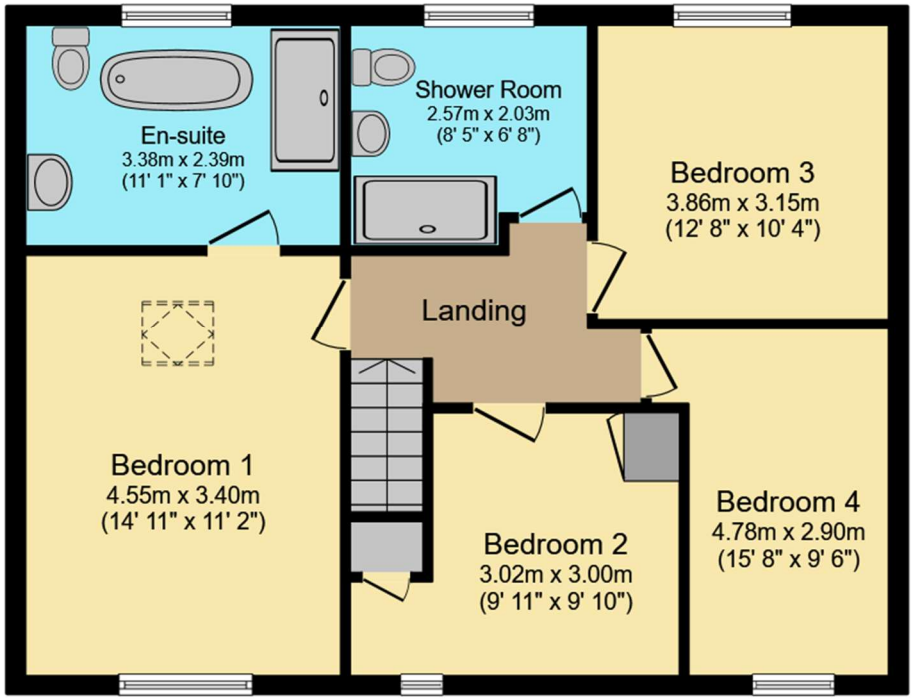








Ground Floor



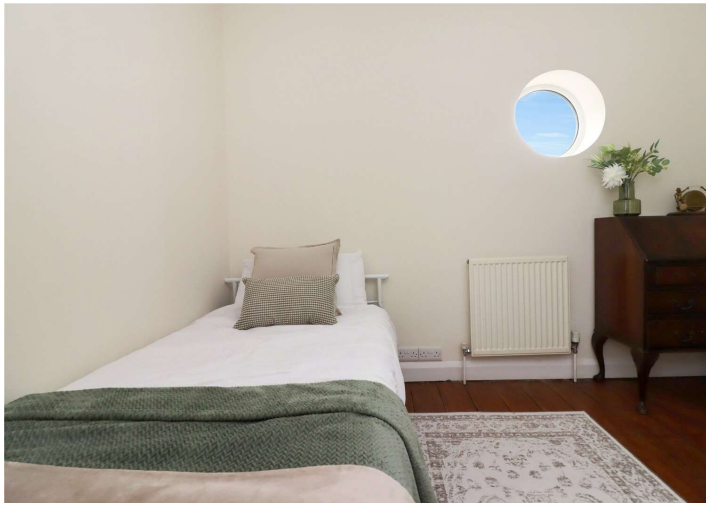
First Floor

Total floor area: 138.9 sq.m. (1,495 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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