



37 Morton Drive, Torrington, EX38 7AS

Price Guide £350,000

- Far Reaching Courtyards Views
- Popular Residential Location
- Off Road Parking for 2 Cars
- Neutrally Presented Throughout
- Modern Family Home
- Generous Accommodation Throughout
- Garage
- Must See!

37 Morton Drive, Torrington EX38 7AS

Situated in a well-positioned and peaceful setting, this beautifully presented four-bedroom home enjoys far-reaching countryside views and thoughtfully planned, spacious accommodation throughout. The property benefits from driveway parking for two vehicles, a single garage, and additional on-street parking nearby. Ideally located close to the town centre and local amenities, it offers an excellent layout for modern family life. Internally, the home features a well-appointed kitchen with a separate utility room, living and bedroom accommodation including a principal bedroom with en-suite facilities, and a contemporary family bathroom. To the rear, a private garden enclosed by an attractive brick wall provides a secluded outdoor space ideal for relaxation and entertaining. Number 37 is the perfect choice for families or buyers seeking a spacious home in a popular residential location.



Council Tax Band: D



GROUND FLOOR

Hallway

Welcome you into the home.

WC

Comprising a low level WC and hand wash basin.

Living Room

19'2" x 11'3"

The generous, dual-aspect living room is filled with natural light and features French doors opening directly onto the garden.

Dining Room

10'11" x 9'2"

The dining room is a versatile additional space, ideal for use as a dining area, home office, or even an extra bedroom.

Kitchen

11'1" x 9'8"

The spacious kitchen is well fitted with a range of matching wall and base units, incorporating an integrated cooker with hob and extractor above, a sink with drainer, and space for white goods, with a window overlooking the rear yard and direct access to the garden.

Utility Room

8'0" x 5'8"

The utility room is a practical additional space, offering extra worktop area and room for white goods.

FIRST FLOOR

Bedroom One

15'1" x 11'3"

A generous double bedroom featuring a large window that floods the room with natural light, complemented by an en suite bathroom.

Ensuite

7'8" x 5'5"

A modern three-piece suite comprising a walk-in shower cubicle, low-level WC, and hand wash basin.

Bedroom Two

10'11" x 9'10"

A further well-proportioned double bedroom.

Bedroom Three

10'11" x 9'1"

A further double bedroom enjoying lovely views over the countryside

Bedroom Four

11'5" x 8'7"

A further double bedroom boasting countryside views, ideal for use as a guest room, home office, or hobbies room.

Bathroom

6'8" x 5'6"

A modern white three-piece suite comprising a bath with shower over, a low-level WC, and a hand wash basin.

Outside

The property is approached via a footpath across the front of the houses, where lovely views can be enjoyed over Torrington Common, leading to the front door. To the rear is a garage with off-road parking and an up-and-over door, along with access to the rear garden, which is predominantly laid to lawn with a patio area ideal for al fresco dining, all enclosed by brick wall boundaries for excellent privacy.

Garage

17'11" x 8'6"

The garage is fully equipped with electric and lighting and can be accessed via an up and over door.

Services

All mains services connected, gas fired central heating.



Directions

On entering Torrington from the Bideford side of the town, proceed along New Street passing the Lidl Supermarket and football ground on your left-hand side. Go straight over the roundabout and take the first turning on the left into Moreton Drive, and follow the road to number 37.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

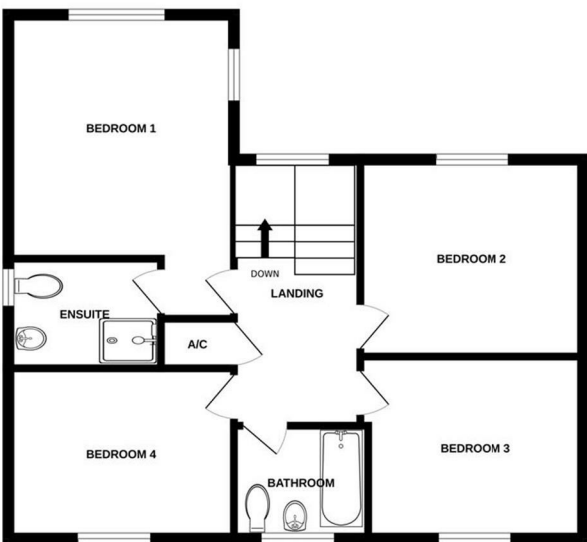
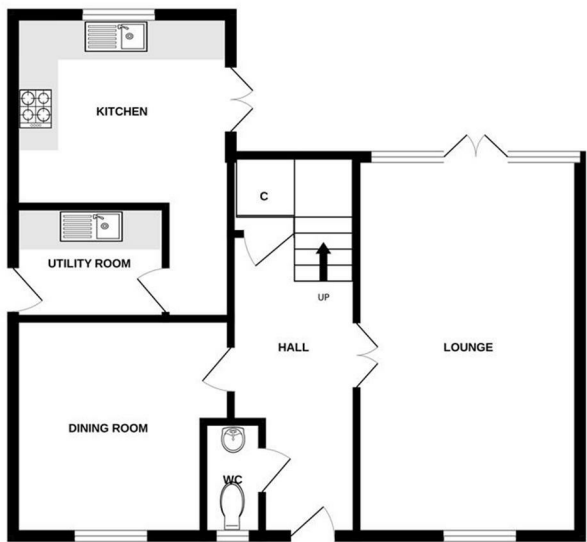
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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