

# Mount Sandford Green

BARNSTAPLE

The Mallard, 4 Bedroom Detached Home – 8 & 9 Evergreen Way







## 4 BEDROOM EXECUTIVE HOME

**Save on your utility bills** with this energy efficient home where storage battery, Solar PVs, Air Source Heat pump and electric car charger come as standard.

Situated at the end of a small cul-de sac at Mount Sandford Green, the Mallard offers a fantastic opportunity to acquire a spacious, contemporary home situated in one of the most sought after areas of Barnstaple.

This impressive 4 bedroom detached house has an attached single garage and additional driveway parking. The ground floor, with underfloor heating throughout, includes an open plan kitchen/living/diner which opens out to the garden via aluminium bi fold doors. It also has a separate home office or TV room/Snug.

The generously appointed kitchen includes an induction hob with extractor, integrated dishwasher, fridge freezer, integrated oven and microwave. A quartz or acrylic worktop also comes as standard. The separate utility comes with free-standing washing machine and dryer included.

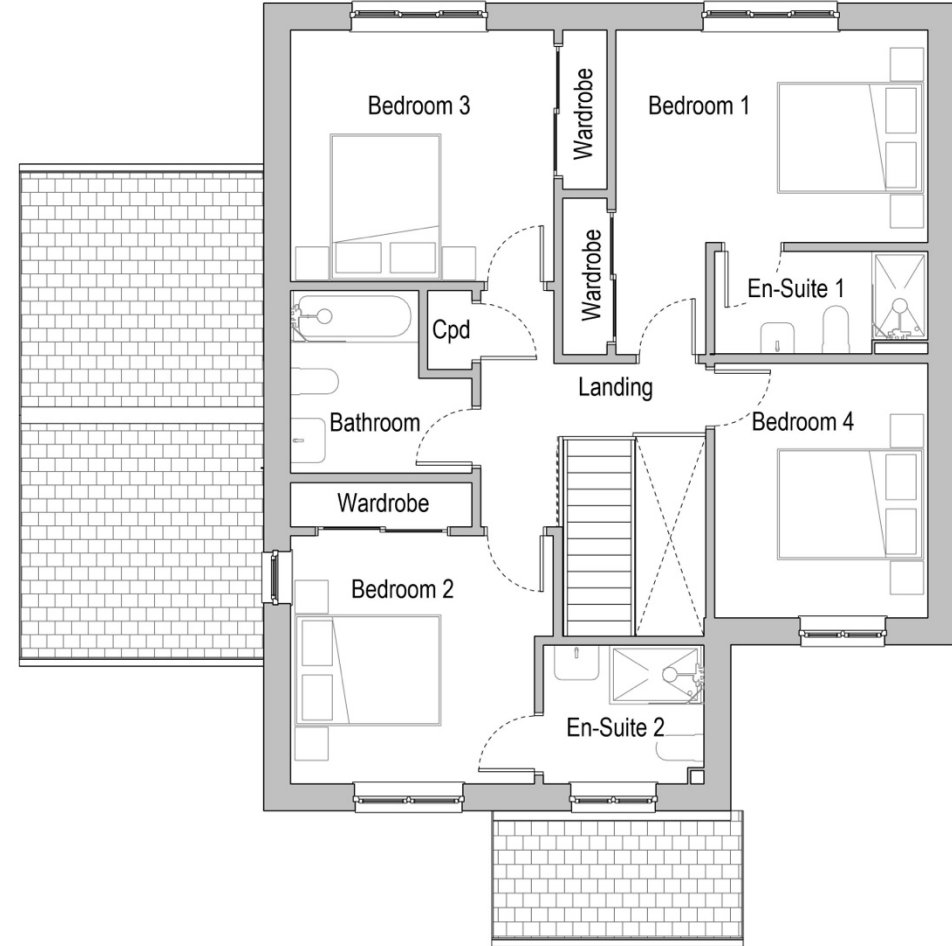
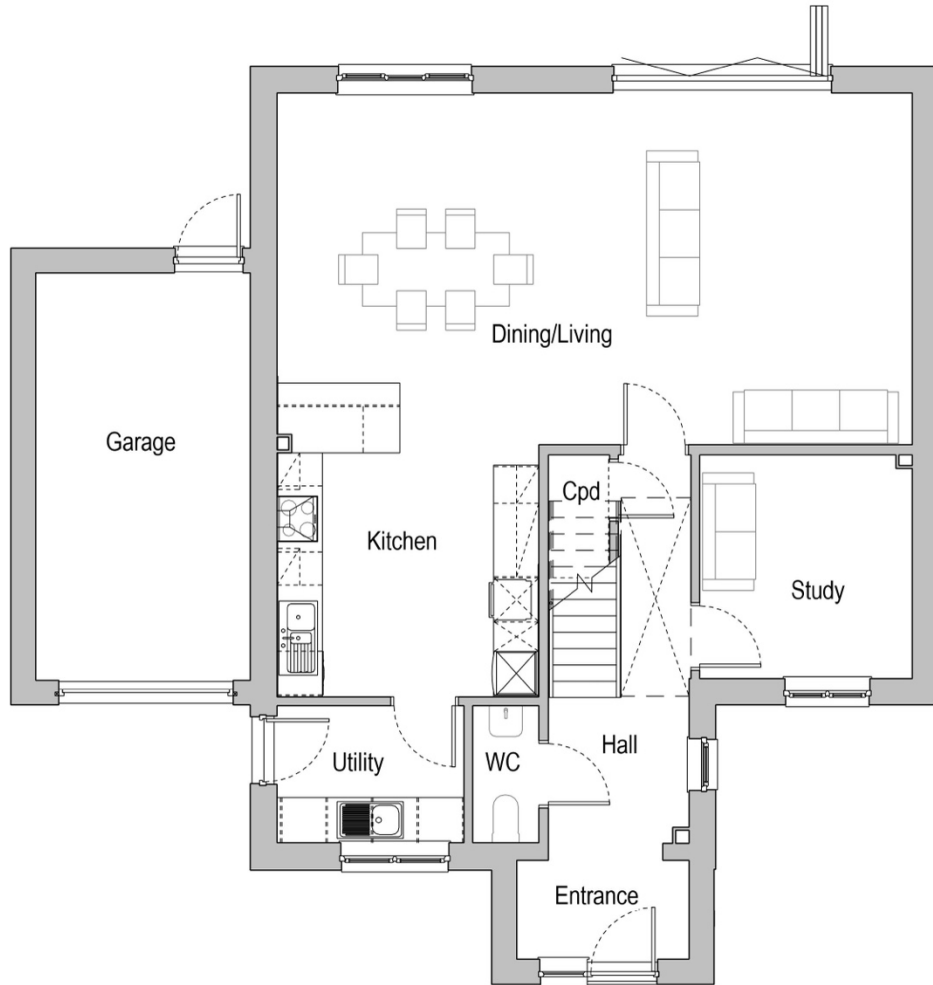
Climbing the oak stairs with glass balustrade you will find four double bedrooms, 2 ensuite plus an additional family bathroom.

Roca sanitary ware, brushed steel electrical fittings, LVT flooring to the ground floor and carpets to the first floor all come as standard and the property has a 10 year warranty with Advantage.

With its unique, exciting and contemporary design the purchaser will achieve 'modern living naturally' in the heart of North Devon.

*\*Choice of kitchen and carpet finishes available subject to stage of construction. Additional charges may apply. Please note all Computer Generated Images (CGIs) are illustrative only. Certain landscaping features, fixtures and fittings are not included please see the specification sheet included in the Brochure.*

# The Mallard, 4 Bedroom Detached Home – 8 & 9 Evergreen Way (GIA ex Garage 167m<sup>2</sup>)



## Dining/Living

8.65m x 4.8 m | 28' - 4" x 15' - 8"

## Kitchen

3.56m x 4.27m | 11' - 8" x 14' - 0"

## Study

2.89m x 3.04m | 9' - 6" x 9' - 11"

## Utility

2.54m x 1.88m | 8' - 4" x 6' - 1"

## Bedroom 1

4.23m x 2.88m | 13' - 10" x 9' - 5"

## Bedroom 2

3.31m x 3.36m | 10' - 10" x 11' - 0"


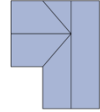
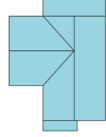
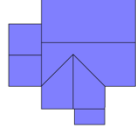
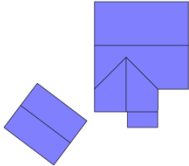
## Bedroom 3

3.57m x 3.41m | 11' - 8" x 11' - 2"

## Bedroom 4

2.89m x 3.44m | 9' - 6" x 11' - 3"



-  **The Palmer**  
2 Bedroom Bungalow  
Plot 4 and 5
-  **The Amethyst**  
3 Bedroom Dwelling  
Plot 11
-  **The Myrtle**  
4 Bedroom Dwelling  
Plot 6 and 7
-  **The Mallard (attached Garage)**  
4 Bedroom Dwelling  
Plot 8 and 9
-  **The Mallard (detached Garage)**  
4 Bedroom Dwelling  
Plot 10

AN EXCLUSIVE DEVELOPMENT

**Evergreen Way** is an exclusive cul-de sac and follows the hugely successful previous phases at Mount Sandford Green: Aquamarine Drive, The Lawns and Garden Green. The development holds an enviable position in Newport on the edge of Barnstaple with easy access to local amenities.

**Newport** is a sought after suburb of Barnstaple and offers excellent amenities. There is also a medical centre, dental surgery, public house and cycle link to Newport, Barnstaple and wider North Devon area.

**Barnstaple**, the regional centre of North Devon, is only a few minutes drive away, located along the banks of the rivers Taw and Yeo and offers an excellent range of business and leisure facilities including Green Lanes shopping centre, live theatre, leisure and tennis centre. From Barnstaple there is a train service to Exeter and the dramatic North Devon coast is some 7 to 10 miles from the doorstep.



# The Mallard – High specification and ENERGY EFFICIENT as standard

<b>SPECIFICATION</b>	<b>GREEN ENERGY AT ITS HEART – SAVING UP TO £X,XXX PER YEAR*</b>	
	Storage battery included as standard	✓
	Solar PVs fitted as standard	✓
	Air source heat pump	✓
	Electric car charger fitted as standard	✓
	Anticipated A EPC rating*	✓
	<b>KITCHEN</b>	
	Fully fitted kitchen**	✓
	Quartz or Acrylic worktop and matching upstand**.	✓
	Integrated 60cm oven	✓
	Integrated microwave and grill	✓
	Induction Hob 60cm with extractor	✓
	Integrated fridge/freezer 70:30	✓
	Integrated dishwasher	✓
	<b>UTILITY</b>	
	Freestanding tumble dryer	✓
	Freestanding washing machine	✓
	<b>LIGHTING &amp; ELECTRICAL</b>	
	BT Fibre network to the premises	✓
	Brushed steel fittings as standard	✓
	LED downlights in Kitchen area, bathrooms & ensuites	✓
	Ceiling rose as standard in Living/Diner, Study and bedrooms	✓
	TV points in Kitchen/Living/Diner, Study and all bedrooms	✓
	Internet ports in Kitchen/Living/Diner, Study and all bedrooms	✓
	USB ports in Kitchen/Living/Diner, Study and all bedrooms	✓
	External wall lights to front door and rear of property	✓
	External power socket	✓

# The Mallard – High specification and ENERGY EFFICIENT as standard

<b>SPECIFICATION</b>	<b>INTERNAL FINISHES</b>	
	Light oak veneer doors with contemporary door furniture	✓
	LVT flooring to kitchen/living/diner, bathroom and ensuites, carpet to bedrooms**	✓
	White emulsion to internal walls and ceilings, White woodwork	✓
	Built in wardrobes to bedrooms 1, 2 & 3	✓
	<b>HEATING</b>	
	Air source heat pump	✓
	Underfloor heating throughout ground floor and radiators with individual TRVs to first floor	✓
	<b>GENERAL</b>	
	Powder coated, aluminium bi-fold doors from Living/Diner	✓
	uPVC double glazed casement windows	✓
	Composite front door with bell, letter plate and security chain	✓
	10 year warranty with Advantage	✓
	<b>EXTERIOR</b>	✓
	Electric garage door with remote control opening	✓
	uPVC fascias, soffits and rain water goods	✓
	Brickpaved driveway	✓
Timber fence to rear	✓	
Paved patio area to the rear.	✓	
Planting and/or turf to front garden. Topsoil to rear garden	✓	
<p>* subject to final assessments **Choice of kitchen door styles, door colours, worktops, handles, LVT, carpets and tiles all possible subject to stage of construction. Purchasers will be required to confirm any specification changes in writing directly with the supplier. Additional charges may apply</p> <p>Specification may be amended at any time without notice. Please check specific plot details with Brights in writing prior to reserving your home, particularly on items which are most important to you and ensure you confirm any specification requirements not stated above in writing through your solicitors prior to exchanging contracts. Drawings and CGI photos are illustrative, in particular in relation to landscaping features, general outlook, fittings and fixtures. Fixtures, fittings and landscaping features are not included unless stated above. The number and position of PVs is also subject to change.</p>		



**LOOSEMORE**  
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G Loosemore & Son Ltd is a chartered building company which stands for quality and professionalism. Loosemore, as the company is affectionately known, was established in 1914 in Barnstaple and is the longest established building company in North Devon, which continues to be run by the Loosemore family.

Andrew is the Managing Director and is the fifth generation of the family running the business. He has a professional team around him including his fellow directors Nick and Mark who all combine to bring you an excellent finish.

You will see that attention to detail shines through in this development. The company has a loyal and reliant workforce who work closely with Andrew and his management team to provide exceptional homes.

Registered office: Loosemore House, Brannam Crescent, Roundswell Business Park, Barnstaple, Devon, EX31 3TD. Registered No



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*Modern living naturally*

**AGENTS NOTE: 1979 Estate Agents Act** – Under the terms of the aforementioned legislation prospective purchasers should note that a director of the vendor of this property is related to a member of our staff (and therefore defined as being a connected person).