



4 Jocelyn Mead, CREDITON, EX17 2EN

Guide Price £525,000

A beautifully presented and extended four-bedroom family home, situated in a quiet cul-de-sac within a sought-after development in Crediton.

Winkworth

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This modern property boasts a spacious open-plan kitchen/family/dining area, a stunning south-facing garden, and a range of high-end features, making it an ideal family residence.

washbasin, and storage. French doors from the family area lead into the sitting room, which features a front-aspect window and a charming stone fireplace with a gas fire. An additional reception room, currently used as a home office, is located off the hallway and benefits from a front-facing window.

Located within walking distance of Crediton's town centre, the property benefits from an excellent range of day-to-day amenities including supermarkets, sports facilities, and well-regarded schools. Crediton also enjoys a railway station on the Tarka Line, providing convenient links to Exeter and Barnstaple.

On the first floor, four well-proportioned bedrooms are arranged, three of which enjoy views over the rear garden and the countryside beyond. The generous main bedroom features built-in wardrobes and an ensuite with a double shower cubicle, WC, and washbasin. A modern family bathroom serves the remaining bedrooms.

This stunning four-bedroom property has been thoughtfully extended to create a stylish and spacious family home. A particular highlight is the generous open-plan kitchen/family/dining area featuring a log burner, a shaker-style kitchen, and wide sliding doors leading to the impressive south-facing garden. The property also includes a separate sitting room with a feature fireplace and an additional reception room, currently used as a home office.

The beautifully landscaped, south-facing garden has been stylishly designed, offering multiple entertaining spaces. Wide sliding French doors open from the dining area onto a large, decked terrace with a glass balustrade. Steps with integrated lighting lead to a further large decked area featuring structural planting, a lawn, and planted borders.

The welcoming entrance hall with oak flooring leads into the fantastic open-plan kitchen/family/dining area. This space benefits from a part dual-height sloping ceiling with Velux windows, a log burner, and large sliding doors opening to the garden. The shaker-style kitchen offers ample storage with matching wall units, drawers, and a larder, complemented by wood-effect work surfaces.

A standout feature is the bespoke BBQ lodge, complete with a vaulted roof, glazing, electrics, a central fire/stove, and seating for up to 25 people. The garden also boasts a hot tub and an outdoor hot/cold shower.

A separate utility room provides additional storage, a sink, space for a washing machine and upright fridge/freezer. It also offers access to both the rear garden and a cloakroom with a WC,

The property benefits from a double garage and generous off-road parking, making it a perfect family home with excellent amenities and stylish outdoor living spaces.

DIRECTIONS: Using the What3Words App, search warriors.airfields.arriving

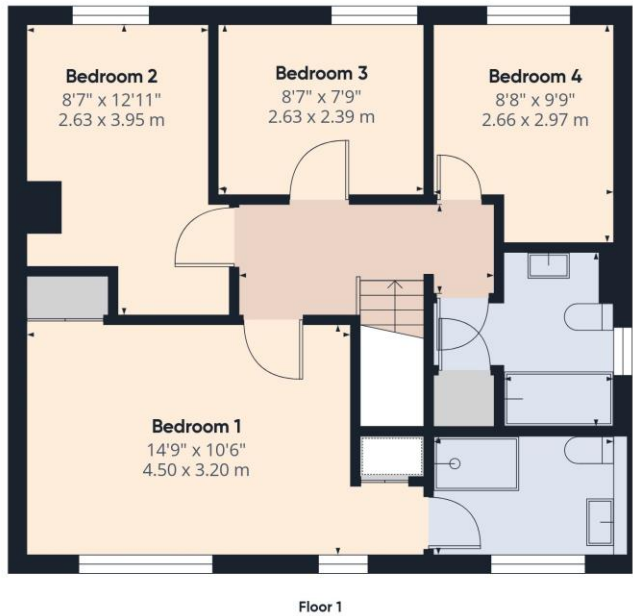


AT A GLANCE:

Extended Detached Family Home
Four Bedrooms
Gas Central Heating
Open Plan Spacious Accommodation
Three Reception Rooms
Fantastic South Facing Rear Garden
Bespoke BBQ Lodge
Hot Tub & Outside Shower
Double Garage & Off Road Parking
Sought After Town Location

PROPERTY INFORMATION:

COUNCIL TAX: Band E
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: Full-Fibre Broadband Available
FTTP (Fibre to the Premises).
MOBILE SIGNAL: Coverage With Certain Providers
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold
CONSTRUCTION: Standard
CONSERVATION AREA: No
FLOOD RISK: Low



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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