



## Spacious 4 Bed House With Parking!

Enfield House, 2 Abbotsham Road, Bideford, EX39 3AF

Offers In Excess Of

**£350,000**

- Versatile 4 Bedroom House
- Excellent Convenient Location
- Parking For 3 Cars
- Pretty & Highly Private Rear Courtyard Garden
- Modern Open Plan Kitchen Dining Room
- Popular Location (Close By Schools)
- MUST BE VIEWED

## Directions

Head up Bideford highstreet upon reaching the top of the road turn left and then immediately right onto Abbotsham road. After the first right, the property is on the right hand side feel free to pull into the driveway and wait for an agent to show you the property.

**Looking to sell? Let us  
value your property  
for free!**

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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- Room list:**
- Entrance Hall**
  - Kitchen Diner**  
4.85 x 4.39 (15'10" x 14'4")
  - Lounge**  
6.60 x 3.00 (21'7" x 9'10")
  - Utility Room**  
2.73 x 2.46 (8'11" x 8'0" )
  - Storage Room**
  - First Floor Landing**
  - Bedroom 1**  
3.96 x 3.00 (12'11" x 9'10")
  - Bedroom 2**  
3.88 x 2.95 (12'8" x 9'8")
  - Bedroom 3**  
2.44 x 2.44 (8'0" x 8'0")
  - Bedroom 4**  
2.69 x 1.75 (8'9" x 5'8")
  - Family Bathroom**

This immaculate property is ideally positioned in a highly convenient location, just a short walk from the town centre and is within easy reach of both primary and secondary schools, as well as a nearby medical centre - making it a perfect choice for families seeking both comfort and accessibility.

Inside, the home offers generously proportioned and well-designed accommodation with family living in mind. The heart of the home is a spacious and sociable kitchen/dining room measuring approximately 15'11" x 14'5", complete with a stylish range cooker, integrated fridge, and dishwasher-ideal for everyday family meals and entertaining alike. The beautifully presented lounge extends to approximately 21'8" x 9'10" and features a charming gas fireplace that creates a warm and welcoming focal point.

Upstairs, there are four good-sized bedrooms all of which benefit from built in wardrobes - offering ample space for a growing family, along with a sleek, fully tiled bathroom. For those looking to further enhance the home, there is excellent potential to create an en-suite to the master bedroom, subject to the necessary consents. New boiler installed at the end of 2024.

Outside, the property benefits from off-road driveway parking for three vehicles at the front. To the rear is a fully enclosed and low-maintenance courtyard garden-an ideal space for relaxing or entertaining. The garden also gives access to a large and practical utility room with an attached storage room perfect for bikes etc. This is a superb opportunity to acquire a spacious and versatile family home in a sought-after and well-connected location.

## Services

All mains connected

## Council Tax band

C

## EPC Rating

TBA

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

