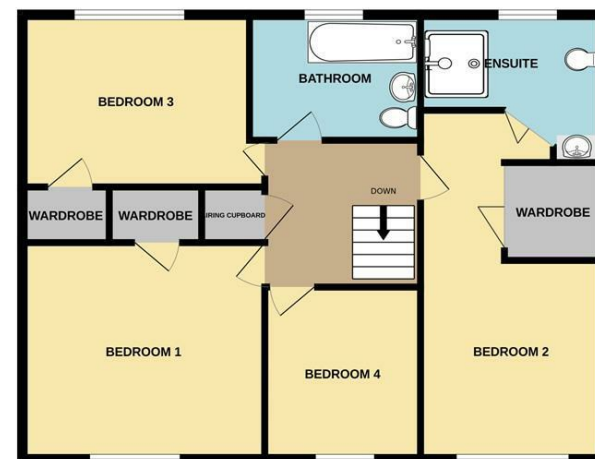


GROUND FLOOR

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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Directions

Heading out of Bideford along Bideford Highstreet, upon reaching the top turn left then right onto Abbotsham Road. Follow the road for a short while passing Bideford College and as it brings you down and up the other side turn right into Lane Field Road. Take the first left into Water Park Road then second left into Valley View where the property is located a short distance on the right hand side.

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

Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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4 Valley View

Bideford. Devon EX39 3RF

- Extended 4/5 Bedroom House
- Double Driveway Parking
- Fantastic Modern Open Plan Living
- Detached Outbuilding/Garden Room
- Excellent Family House In Popular Area
- Available With No Onward Chain

Offers In The Region Of

£400,000



Room list:

Entrance Hall

Lounge

4.46 x 4.16 (14'7" x 13'7")

Kitchen

5.66 x 5.09 (18'6" x 16'8")

Utility

2.02 x 3.20 (6'7" x 10'5")

Downstairs Shower Room

2.11 x 0.88 (6'11" x 2'10")

Bedroom 5/Study

4.42 x 2.10 (14'6" x 6'10")

Bedroom 1

3.78 x 2.93 (12'4" x 9'7")

Bedroom 2

3.61 x 2.13 (11'10" x 6'11")

En-suite

2.09 x 1.96 (6'10" x 6'5")

Bedroom 3

3.19 x 2.98 (10'5" x 9'9")

Bedroom 4

4.42 x 2.10 (14'6" x 6'10")

Family Bathroom

1.68 x 1.89 (5'6" x 6'2")

A stunning 4/5 bedroom extended family home, located in the popular Londonderry development close to Bideford town. The property has been tastefully updated and fully refurbished throughout, now featuring a fantastic modern open-plan kitchen/dining room that creates a real “wow” factor - an excellent space for hosting and entertaining family and friends alike.

The property is approached via a large double driveway, offering ample parking for up to four cars - perfect for families. This adaptable home is ideal for those seeking versatile living.

On the ground floor, there is a spacious entrance hall with room for coats and shoe storage. There is also a convenient ground floor bedroom, which could be used as a playroom, study, or be ideal for a dependent relative. Subject to minor remodelling, the ground floor shower room could be converted into an en suite for this room.

The lounge is a well-proportioned space, perfect as a family room, and flows nicely into the open-plan kitchen/dining area - the true social hub of the home. The kitchen is fitted with a modern, high-quality range of units, eye-level ovens, a gas hob, and a large breakfast bar. There is ample space for a six-seater dining table, while skylights and double doors leading out to the rear garden create a bright and airy environment.

To the side of the kitchen is a utility room, offering additional storage units, access to the rear garden, and a ground floor WC.

Upstairs, there are four further bedrooms (one with an en suite) and a family bathroom, all of which have been tastefully renovated throughout.

Services

All mains connected.

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

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

