



Bond
Oxborough
Phillips

Changing Lifestyles

7 Greenfield Close
Bideford
Devon
EX39 3RY

Asking Price: £475,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

7 Greenfield Close, Bideford, Devon, EX39 3RY

A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME



- 5 Bedrooms (1 En-suite)
- Stunning Kitchen / Diner with bi-fold doors
 - Dual aspect Lounge & additional Snug / Playroom with garden access
- Versatile layout over 3 floors with annexe potential on the Ground Floor
- Driveway parking for 4+ vehicles & Double Garage
 - South-facing landscaped garden
- Sought-after cul-de-sac location with green spaces & nearby schools



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Overview

A beautifully presented 5 Bedroom detached home perfectly positioned in a peaceful cul-de-sac within the highly desirable Londonderry Farm residential development. This sought after estate features abundant green spaces and is conveniently close to schools, making it ideal for family living.

This spacious property spans 3 versatile floors, comfortably accommodating even the largest of families. The flexible Ground Floor offers excellent potential to create a self-contained annexe, if desired.

Outside, there is ample driveway parking for 4 vehicles, with scope to further extend parking capacity. Additionally, an integral Double Garage features insulated electric roller doors and includes a practical utility area.

Entering through a stylish composite front door, the Ground Floor comprises 2 generous double Bedrooms - one currently utilised as a home office, complete with fitted desk and storage. This level also includes an exquisite Shower Room featuring a luxurious drench shower, handheld shower attachment, WC and wash hand basin together with a bespoke cabinet neatly housing the washing machine and tumble dryer.

On the First Floor, the impressive dual aspect Lounge offers contemporary comfort enhanced by concealed LED ceiling lighting. Adjoining this is a versatile second Reception Room, presently used as a snug / playroom, featuring aluminium bi-fold doors with UV protective glazing and motorised blinds that open onto the attractive rear garden. At the heart of this home is the stunning Kitchen / Diner, an expansive and elegant space ideal for cooking, entertaining and relaxing. Highlights include high quality integrated appliances such as fridge, freezer, dishwasher, 2 premium AEG ovens (one with microwave function), and an induction hob with extractor hood. The room is thoughtfully equipped with USB sockets and a TV point, and also benefits from aluminium bi-fold doors with UV-protective glazing and motorised blinds offering seamless access to the garden.

The Top Floor houses the luxurious Main Bedroom, featuring built-in wardrobes, USB sockets, a TV point and scenic views over the picturesque Kenwith Valley Nature Reserve. The room enjoys a private En-suite Bathroom, complete with drench shower, handheld shower, bath, WC and vanity basin with storage drawers complemented by a dual fuel heated towel rail. Two further well-proportioned Bedrooms occupy this level, serviced by the attractive Main Bathroom, which includes another drench shower with handheld attachment, WC, wash hand basin with drawers, a dual fuel heated towel rail and ambient concealed LED strip lighting.

Outside, the beautifully landscaped, south-facing rear garden offers an inviting slate patio area - perfect for entertaining or relaxing, leading onto a spacious, level lawn ideal for family activities. Fully enclosed for privacy, the garden also provides practical features such as a garden shed, external electrical socket and outdoor water tap.

This exceptional family home combines stylish interiors, practical spaces and superb outdoor living, making viewing essential to fully appreciate the outstanding quality and comfort on offer.

Useful Information

This property has been extensively updated over the past eight years, offering peace of mind and modern comforts throughout.

Within the last 12 months, new double glazed windows have been installed throughout the house.

The refurbishment also includes new internal and external doors, replacement skirting boards and architraves, a new boiler and hot water cylinder, and a partial electrical rewire complete with updated fuse boards.

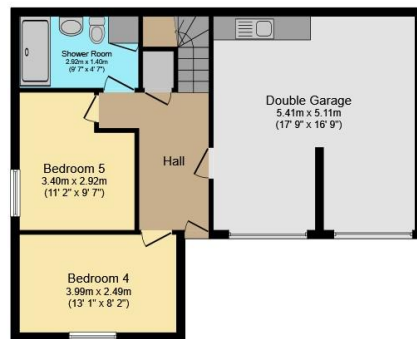
Further enhancements include a full fibre internet connection, and a partially boarded loft with lighting and a stowaway ladder, providing useful storage and accessibility.

Important Information

Under the Estate Agents Act 1979 we hereby declare that this property belongs to a member of staff employed by Bond Oxborough Phillips.

Council Tax Band

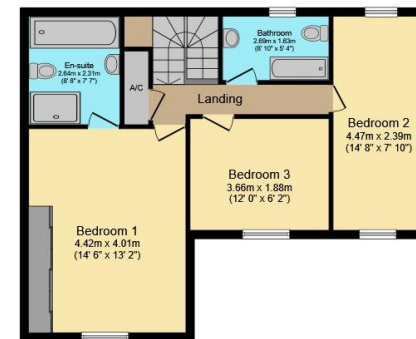
E – Torridge District Council



Ground Floor
Floor area 64.4 sq.m. (693 sq.ft.)



First Floor
Floor area 64.2 sq.m. (691 sq.ft.)



Second Floor
Floor area 64.4 sq.m. (693 sq.ft.)

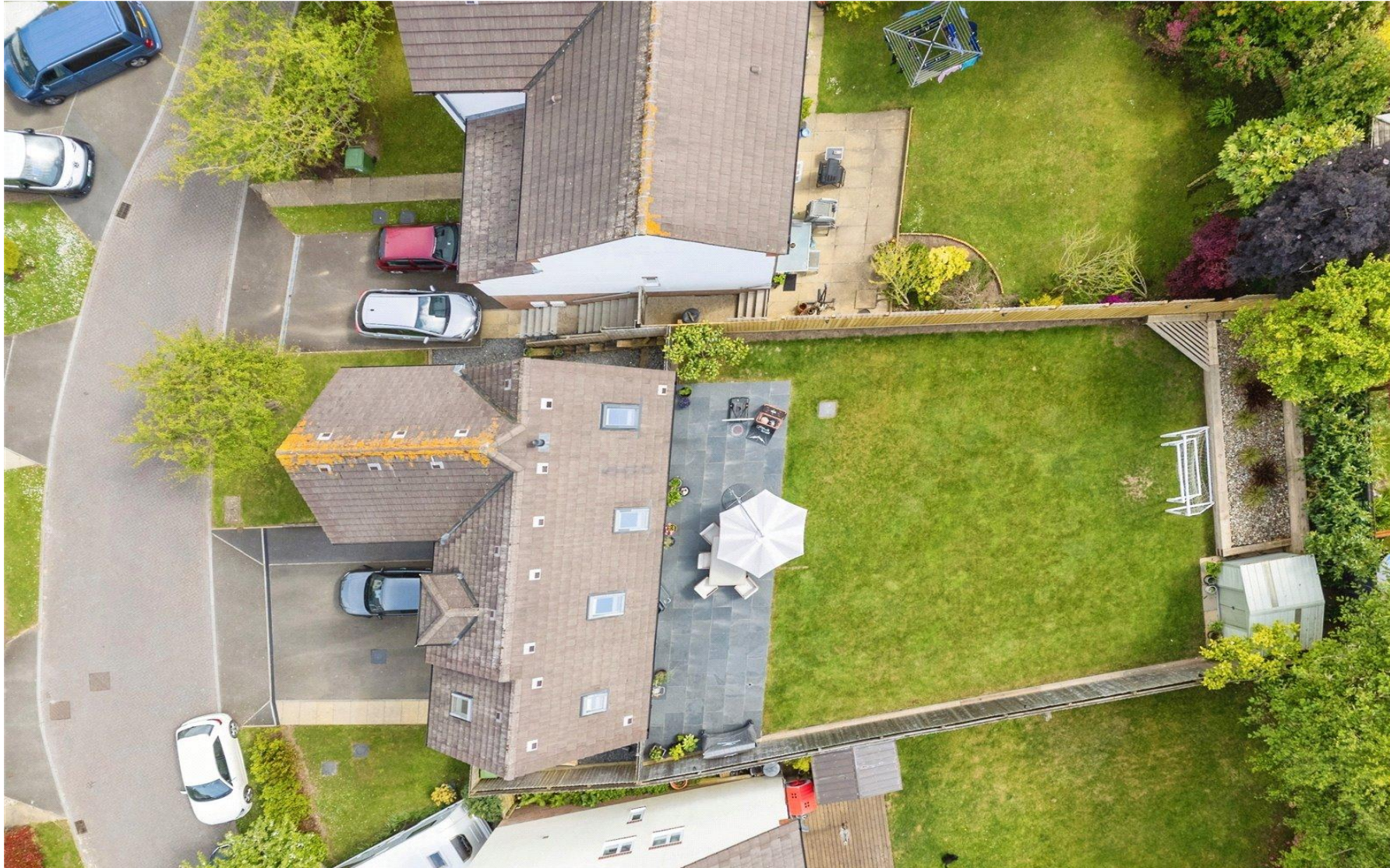
Total floor area: 193.0 sq.m. (2,078 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed up the main High Street. Continue to the very top and take the left hand turning. Take the first right hand turning onto Abbotsham Road. Pass Bideford Medical Centre on your right hand side and Bideford College on your left hand side. After a short distance, take the right hand turning onto Lane Field Road and proceed into the development. Follow this road to the end of the development as it leads directly into Greenfield Close. Number 7 will be found towards the bottom of the cul-de-sac on your left hand side with a numberplate clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

