

3 Elm Grove Bideford Devon EX39 3JE

Asking Price: £228,000 Freehold



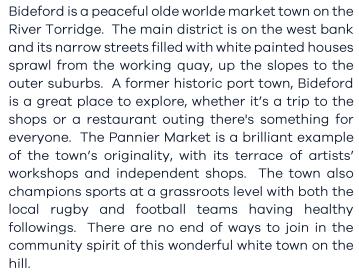




A DECEPTIVELY SPACIOUS PERIOD PROPERTY

- 3 Bedrooms
- Bright & characterful Lounge with large bay window
 & feature fireplace
- Separate Dining Room flowing through to the rear Kitchen
 - Smart Shower Room
- Partially converted loft a fantastic opportunity for further development
 - Located just a short walk from Bideford's town centre
- Enjoying open views across the town towards the River Torridge
 - Generous, south-facing rear garden with summerhouse & rear pedestrian access











Changing Lifestyles

Situated in a well-established residential street just a short walk from Bideford's town centre, 3 Elm Grove is a deceptively spacious 3 Bedroom period property offering a blend of traditional charm and modern convenience. Set slightly elevated from the road, the house enjoys open views across the town towards the River Torridge and benefits from a generous, south-facing rear garden, complete with a summerhouse and rear pedestrian access.

The layout is arranged over 2 main floors with scope for further development above. A traditional Entrance Porch with original tiled flooring leads into a welcoming Hallway. At the front of the property is a bright and characterful Lounge with a large bay window and feature fireplace. The separate Dining Room provides a generous entertaining space and flows through to the rear Kitchen, which is fitted with a well-appointed range of modern units and built-in appliances. A door from the kitchen opens directly onto the garden, making this an ideal layout for indoor-outdoor living.

Upstairs are 3 Bedrooms, including 2 spacious doubles and a single bedroom currently used as a home office. The front bedroom enjoys far-reaching views over the rooftops towards the estuary, while both doubles retain period features and high ceilings. A smart Shower Room, fitted a few years ago, completes the first floor accommodation with a white suite and corner cubicle.

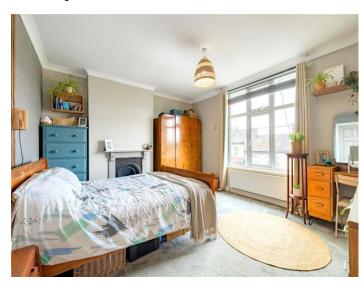
A particular asset to this home is the partially converted loft, already providing a usable space with excellent head height and scope for windows to capture sweeping views north across the estuary towards Instow. This area offers a fantastic opportunity for further development, whether as an additional bedroom, studio or second reception room (subject to any necessary consents).

Outside, the sunny, south-facing rear garden features a lawn, patio areas and a large summerhouse with electric and water connected.

With its sought after location, character features and potential for extension, this is a wonderful opportunity to create a truly standout home in the heart of Bideford.

Council Tax Band

A - Torridge District Council



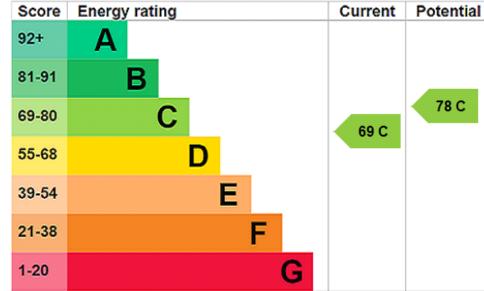






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Directions

From our Office on Bridgeland Street, continue up the road and bear right onto North Road. At the very end of the road, upon reaching the junction, turn left onto Pitt Lane. Take the next right hand turning into Elm Grove to where number 3 will be found on your left hand side.