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Changing Lifestyles

73 Lane Field Road
Bideford
Devon
EX39 3RD

Asking Price: £400,000 Freehold



Changing Lifestyles

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73 Lane Field Road, Bideford, Devon, EX39 3RD

A VERSATILE FAMILY SIZE DETACHED HOME



- 4 Bedrooms (1 En-suite)
- Lounge with French doors opening to Balcony
 - Sitting / Dining Room opening to the rear garden
- Well equipped Kitchen / Breakfast Room & separate Utility Room
 - Delightful & level rear garden
- Private driveway parking & Integral Garage
 - Popular & established residential area
 - Enjoying views over the surrounding countryside



Situated in this popular and established residential area and enjoying views over the surrounding countryside, this versatile family size home is arranged over 3 floors and provides versatile accommodation currently arranged with 2 Reception Rooms and 4 Bedrooms (the Master Bedroom having an En-Suite Bathroom). In addition are 2 further Bathrooms and a well equipped Kitchen / Breakfast Room and a separate Utility Room.

Overlooking its delightful and level rear garden, the property also has the advantage of a further adjoining garden area. A private driveway provides off-road parking and access to an Integral Garage.



Ideally located within walking distance of the town and some scenic walks through the neighbouring country lanes, the agents strongly recommend an early internal inspection.

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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.



Internal Description

Canopy Porch

Reception Hall

Glass panelled entrance door off. Full-height window enjoying views of the rear garden and surrounding countryside. Stairs ascending to First Floor. Stairs descending to Lower Ground Floor. Radiator.

Cloakroom

White suite comprising WC and pedestal wash hand basin with tiled splashbacking. Radiator. Double glazed window.

Lounge - 21'2" x 10'4" (6.45m x 3.15m)

An impressive double aspect room with French doors leading onto the Balcony and enjoying views of the surrounding countryside. Coal effect gas fire in wooden surround with tiled insert and hearth. 2 radiators, TV point.

Balcony

Ideally positioned overlooking the rear garden and taking full advantage of the surrounding countryside views.

Lower Ground Floor Hallway

French doors and matching side windows opening to the rear garden. Radiator.

Sitting Room / Dining Room - 11'10" x 10'6" (3.6m x 3.2m)

Double glazed sliding patio doors opening to the rear garden. Radiator.

Kitchen / Breakfast Room - 13'6" x 7'9" (4.11m x 2.36m)

Equipped with a range of modern fitted units comprising 1.5 bowl stainless steel sink unit inset into light granite effect worktop surface. Further light granite effect worktop surface with storage cupboards, drawers and appliance space below, matching wall storage cupboards and glass fronted display cabinets over, extensive tiled splashbacking, worktop lighting. Built-in 4-ring gas hob with extractor canopy over, built-in electric double oven. Integrated dishwasher. Radiator.

Utility Room - 7'9" x 5'6" (2.36m x 1.68m)

Single drainer sink unit inset into light granite effect worktop surface with storage cupboard below. Space and plumbing for appliances. Tiled splashbacking, radiator.

Bedroom 4 - 10'6" x 8'7" (3.2m x 2.62m)

Double glazed window enjoying garden views. Radiator.

Shower Room - 6'4" (1.93m) maximum x 6'4" (1.93m)

White suite comprising shower enclosure, pedestal wash hand basin with tiled splashbacking and WC. Radiator, extractor fan.

First Floor Landing

Velux window. Hatch access to loft space.

Bedroom 1 - 12'7" x 10'4" (3.84m x 3.15m)

A double Bedroom with delightful countryside views. Built-in double wardrobe. Radiator.

En-suite Bathroom - 9'10" x 8'4" (3m x 2.54m)

4-piece white suite comprising modern panelled bath with gripper rails, shower enclosure, pedestal wash hand basin and WC. Extensive wall tiling, radiator, extractor fan, shaver point.

Bedroom 2 - 11'10" x 7'8" (3.6m x 2.34m)

Double glazed window. Radiator.

Bedroom 3 - 11'6" x 8'2" (3.5m x 2.5m)

Double glazed window with countryside views. Radiator.

Family Bathroom - 6'8" x 5'6" (2.03m x 1.68m)

White suite comprising modern panelled bath with mixer shower taps, wall-hung wash hand basin and WC. Extensive wall tiling, radiator. Built-in airing cupboard. Velux window.

Outside

To the front of the property is a private driveway providing off-road and leading to an Integral Garage.

The front garden is laid to lawn and bounded by mature hedging. A gate provides useful pedestrian side access on to the rear garden.

The rear garden is delightful and well-established and incorporates an extensive paved patio, formal lawns, raised borders and beds, a timber Garden Shed and an aluminium frame Greenhouse - all enclosed by a combination of timber panel fencing and white rendered walls. In addition, along the side of the property is a further area of open-plan lawn with flower and shrub borders and beds.

Integral Garage - 16'6" x 8'6" (5.03m x 2.6m)

Power and light connected. Wall mounted gas fired central heating and domestic hot water boiler (installed approximately 5 years ago).

Useful Information

The property benefits from cavity wall insulation.

Council Tax Band

D - Torridge District Council



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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



Directions

From Bideford Quay proceed up the main High Street turning left at the very top and take the first right hand turning onto Abbotsham Road. Follow this road for approximately 1 mile taking the right hand turning onto Lane Field Road. Continue on this road through the development to where the property will be found nearing the end 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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Have a property to sell or let?

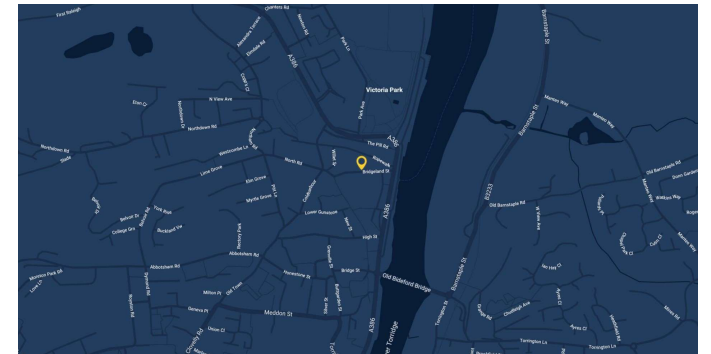
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