



29 SOLOMAN DRIVE, BIDEFORD, EX39 5XY

£310,000

A delightful 4 bedroom detached house on the rural edge of Bideford, boasting a modern extension providing a 4th bedroom with en-suite wet room, alongside the spacious living room, kitchen, dining room, master en-suite bedroom, enclosed rear garden, garage and driveway parking. Benefitting from gas central heating and double glazing

This spacious family home is elevated on the rural edge of Bideford within walking distance of fantastic local schools and Bideford Town Centre with it's bustling independent shops and historic quay.

As you approach the property you are met with beautifully landscaped gardens offering a warm welcome to this unique home.

A good-sized living room spans one side of the property, with windows basking in the South facing aspect, whilst the electric fire creates the perfect focal point.

A formal dining room follows through to the modern kitchen, with oven and gas hob, whilst there is also space for a low level fridge freezer. The utility area provides space for a washing machine and a further fridge freezer if required, whilst providing access to a downstairs WC and a rear door leading to the driveway.

Off the dining room, a modern extension has been created with large Velux windows and French doors opening to the enclosed rear garden. This is currently used as a fourth bedroom with en-suite wet room comprising a shower, WC & wash basin, however this bright & airy space offers flexibility which can be adapted to suit individual family needs.

The first floor comprises the further 3 bedrooms, with the master bedroom benefitting from an en-suite shower room and built in wardrobes. The second bedroom is of good size with a built in wardrobe, whilst the main family bathroom off the landing comprises a bath with shower over, WC & pedestal basin.

Outside to the rear, an enclosed garden has level access from the French doors in the 4th bedroom, offering a private and pleasant space to enjoy and relax.

There is a garage and driveway parking area to the rear of the property.

Services: All mains services are connected

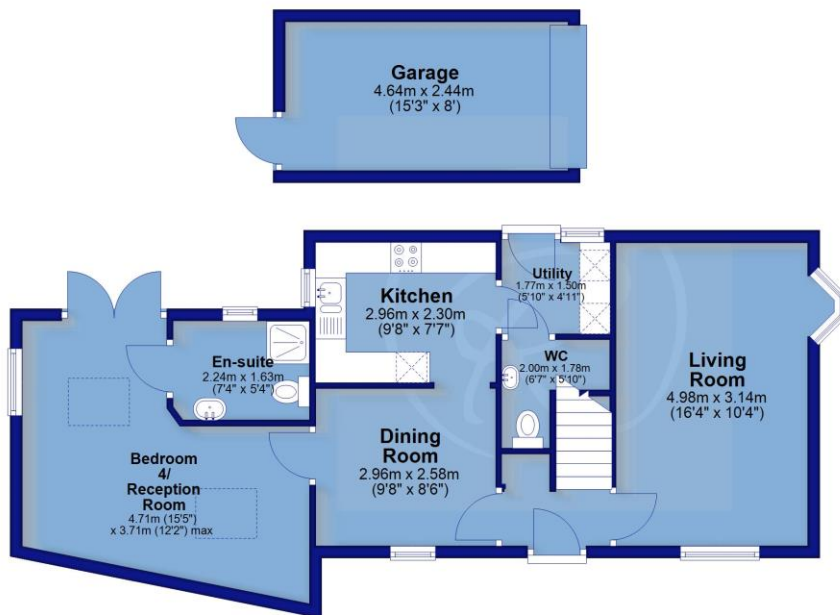
Energy Performance Certificate: C (71)

Council Tax: BAND D (£2,397.86 per annum)



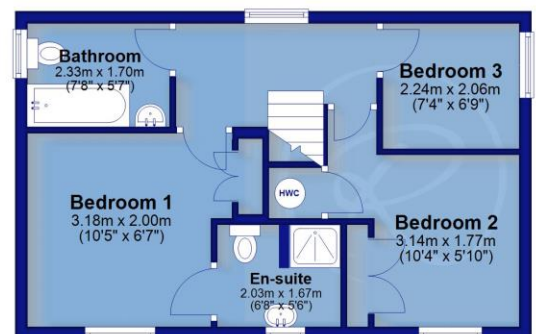
Ground Floor

Approx. 71.5 sq. metres (770.0 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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