



37 NEEDS DRIVE,
BIDEFORD, DEVON, EX39 3TB

£425,000

No37 is a wonderful 4 bedroom detached house, constructed in 2015 by Bloor Homes. This comfortable family home is presented to an excellent standard, offering 1370 sq ft (127 sqm) of adaptable accommodation including 3 reception rooms together with kitchen & utility, in addition to each of the 4 good sized bedrooms, all offering ample space for double beds & wardrobes.

On entering, the welcoming entrance hall lies centrally, allowing for a pleasant flow throughout the ground floor area. Engineered wood flooring spans the hall, connecting into the lounge & dining room, where an opening between the rooms gives a semi open plan feeling. The lounge is complimented by a feature wood burning stove, a wonderful centre piece & focal point of the room whilst from the dining room, bi-fold doors connect directly to the garden.

The kitchen overlooks the front and offers a good range of cupboards & drawers together with built-in appliances of electric oven & induction hob, dishwasher & fridge/freezer. Meanwhile the utility has further work surface, storage together with a built-in washer/dryer.

The second sitting room is an excellent additional space and would also be ideally suited for those seeking a home office, play room or potential 5th bedroom.

To the first floor, from the spacious landing are each 4 generous bedrooms and family bathroom. The master bedroom is complete with a well appointed en-suite shower room and built-in wardrobes whilst the remaining bedrooms have wardrobes included. The bathroom features a white suite including a whirlpool bath with shower over & sidescreen.





Externally, the property has a pleasant approach, fronted by a communal lawn whilst a selection of established shrubs & small trees planted by the owners, provide an attractive injection of colour.

The south facing rear garden has been landscaped over two useable levels including an attractive patio complete with awning and garden pod – perfect for relaxing with a book or intimate drinks with family & friends. The upper level feature stone chippings and timber decking & a pergola bordered by a variety of trees, bushes & flowering shrubs.

A driveway provides parking for 2 vehicles in addition to the garage, measuring 19'3 x 10'3 (5.87m x 3.12m), which is fitted with an electric roller door whilst power & light is connected. Those with EV vehicles should also note there is a car charger point installed.

NEED TO KNOW

Services: All mains services are connected.

Gas fired central heating (Worcester boiler)

Energy Performance Certificate (EPC): B (83)

Council Tax: Band E (£2,930.72 per annum)

AGENTS NOTE

Please be advised that there is an annual Service Charge of £220, paid in two 6 monthly amounts, for the upkeep of the communal spaces and play areas.

WHAT3WORDS: Waters.Gravy.Magma





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