



24 GLENFIELD ROAD  
BIDEFORD, DEVON, EX39 2LU

GUIDE PRICE £395,000



**A comfortably proportioned & well maintained 3 bedroom detached home situated on a level plot in a desirable location on the periphery of the town centre. Offering a dual aspect lounge/diner, fitted kitchen and conservatory, the property is also complimented by an attractive and generous sized rear garden.**

Offered to the market for the first time since construction in 1960, No24 will be found in good order having been a much loved family home throughout those years.

Nestled between Chanters Road & Orchard Hill, Glenfield Road is a well established address enjoying pleasant surroundings whilst also being conveniently located within walking distance of the town centre amenities, Victoria Park & local primary school, St Mary's. Meanwhile, avid walkers and dog owners will find scenic walking routes nearby, along the riverside and at the Kenwith Valley Nature Reserve.

The property has a pleasing lawned garden and driveway approach, whilst a welcoming entrance hall flows gently through to the kitchen and living areas.

Overlooking the front garden, the lounge – with feature fireplace - affords a comfortable space to unwind and opens into the dining room from which is the spacious conservatory, an excellent space to entertain with an excellent connection with and outlook over the garden.

The kitchen overlooks the rear garden and will be found comprising a good range of cupboards & drawers together with Miele appliances. To the rear of the integral garage is a space for appliances and useful cloakroom WC.







Over the first floor, of the 3 bedrooms, two are double in size with each having built-in wardrobes. A modern shower rooms lies centrally, comprising a large enclosure with glass side screen together with white sanitary ware.

Externally, the aforementioned driveway provides off road parking whilst a level lawn, bordered by attractive shrubs & bushes, gives the property great kerb appeal.

The fully enclosed, generous rear garden blends level lawn, patio seating areas and colourful, established flower beds & borders whilst having a green house and raised growing beds. Additionally, to one side is a handy potting shed and storage space, handy for garden furniture and paraphernalia.

***No24 is a wonderful home which warrants viewing at the earliest opportunity, to fully appreciate all it has to offer.***

#### **NEED TO KNOW**

Services: All mains services are connected. Gas fired central heating

Energy Performance Certificate (EPC): E (42)

Council Tax: Band D (£2,525.02 per annum)

**What3Words:** toys.tennis.skin







24 The Quay | Bideford | Devon | EX39 2EZ



rightmove

t: 01237 422433

e: [info@regencyestateagents.com](mailto:info@regencyestateagents.com)

w: [regencyestateagents.com](http://regencyestateagents.com)

