



4 Rock House Mews, Orchard Hill, Bideford, Devon, EX39 2RA

Guide Price £399,950

- Video Tour Now Online
- Master Bedroom with En-Suite
- Modern Fitted Kitchen
- Off Road Parking
- Convenient Location
- Immaculately Presented Throughout
- Enclosed Low Maintenance Garden
- Three Double Bedrooms
- Garage
- Close To Town

4 Rock House Mews, Orchard Hill

4 Rock House Mews sits proudly on the prestigious road of Orchard Hill and is an immaculately presented, detached family home boasting spacious accommodation with three double bedrooms, two bathrooms and a handy utility room. The property occupies a generous plot, also providing off-road parking, a garage and delightful fully enclosed rear garden. The home will undoubtedly appeal to those seeking a spacious home for the growing family or a couple who enjoy hosting and entertaining. We highly recommend an internal viewing to really appreciate what this property has to offer.



Council Tax Band: D



Entrance Hall

Spacious hallway which welcomes you into the property, with handy under stairs storage cupboard.

Kitchen/Diner

21'1" x 10'0"

The stylishly presented dual aspect kitchen/dining room which has been fitted in recent years offers the perfect entertaining space. The kitchen has a range of matching hand and eye level units providing abundant storage and integrated appliances which include a microwave, oven, gas hob, dishwasher and fridge.

Utility

10'0" x 7'8"

A versatile room with doors leading to the rear garden and garage. Fitted with hand level units and undercounter plumbing for a washing machine.

Lounge

21'0" x 10'8"

A spacious lounge which benefits from a dual aspect, with double doors leading out into the garden.

WC

Comprising of a low level WC and wash hand basin.

First Floor

Spacious Landing

Light and airy landing which is flooded with light.

Bedroom 1

14'6" x 10'9"

The master bedroom is a generous double with private ensuite.

Ensuite

6'11" x 5'1"

Comprising a shower cubicle, wash hand basin and low level WC.

Bedroom 2

11'4" x 10'1"

A further generously proportioned double bedroom.

Bedroom 3

10'0" x 9'4"

A further double bedroom.

Bathroom

7'2" x 6'1"

A modern, white three piece suite comprising a bath with shower over with tiled surround, low level WC and hand wash basin.

Garage

14'4" x 10'1"

With up and over door, light and power connected.

Outside

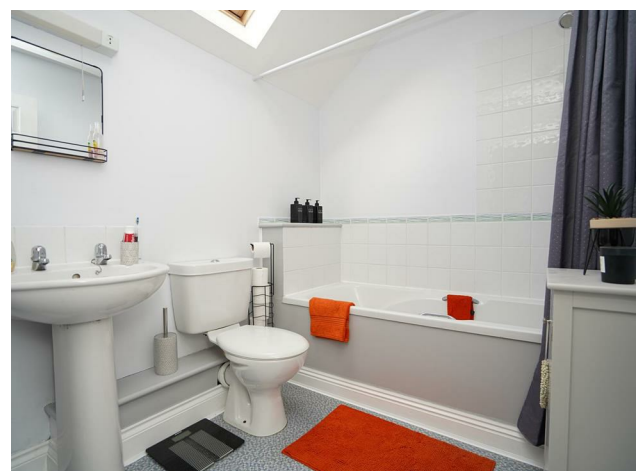
Boasting a large, enclosed and low maintenance rear garden which has been mainly been laid to lawn, with a decked area providing the perfect spot for alfresco dining or entertaining. Side access leading to the front of the property, which has the potential to add further parking.

Services

Gas fired central heating with combination boiler, all mains services connected.

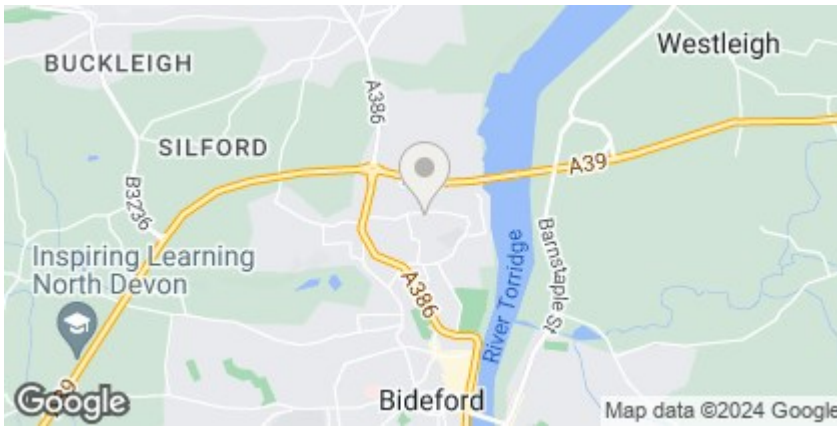
Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



Directions

From Bideford Quay proceed North towards Northam, Appledore & Westward Ho! passing Morrisons on your right hand side. Continue on this road and take the 4th turning right into Orchard Hill, where 4 Rock House Mews will be found on your left hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 