



7 Quarry Close, Bideford, Devon, EX39 3RA

Guide Price £359,950

- Spacious Detached Bungalow
- Ample Off Road Parking
- Balcony With Views
- Two Double Bedrooms
- Private Enclosed Garden
- Quiet Cul-De-Sac Location
- Larger Than Average Single Garage
- Large Conservatory With Woodburner
- Modern Fitted Kitchen

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Morris and Bott are delighted to introduce this charming detached bungalow to market. Occupying an enviable position within the popular Londonderry estate, the property is within striking distance to Bideford Town and offers easy access to the North Devon Link Road. The property boasts two spacious double bedroom rooms, with the main bedroom enjoying delightful views. A generous dual aspect lounge with balcony and a well fitted, modern kitchen leading to a large conservatory with a cosy log burner, making an ideal additional social space for all year round. The property also offers a very private and low maintenance rear garden to the rear, with parking for multiple vehicles and a larger than average garage to the front of the property. Early internal viewings are highly recommended to avoid disappointment.



Council Tax Band: D



Entrance Porch

Welcomes you into the home.

Hallway

Light and spacious hall with handy storage cupboard.

Kitchen

16'7" x 7'10"

A modern kitchen offering a range of well-fitted eye and hand level units, housing a sink with drainer, space for a cooker with extractor over with additional space and plumbing for white goods, there is also a door leading to the conservatory.

Conservatory

18'1" x 10'6"

A peaceful and tranquil space overlooking the rear garden, perfect for relaxing and enjoying the sunshine. Benefitting from a cosy wood burner and additional insulation allowing this room to be enjoyed all year round.

Living Room

18'2" x 13'0"

Benefiting from a dual aspect this generously sized lounge offers an ideal space for entertaining. The feature fireplace houses a gas fire with patio doors giving access out onto a balcony boasting far reaching views.

Bedroom 1

18'11" x 12'0"

An extremely spacious master bedroom with a dressing area and views out to the front elevation.

Bedroom 2

12'11" x 7'11"

Further good size double room which overlooks the rear garden.

Bathroom

8'10" x 5'6"

Fitted with a modern four piece white suite comprising a separate shower cubicle, bath with shower attachment over, low level WC, heated towel rails and wash hand basin.

Outside

To the front of the home is a sloped lawn area, with paved steps leading up to the front door with attractive iron railings. To the rear of the home is a low maintenance private tiered garden which is fully enclosed and backs onto the recreational green space for the development.

Garage

25'9" x 12'2"

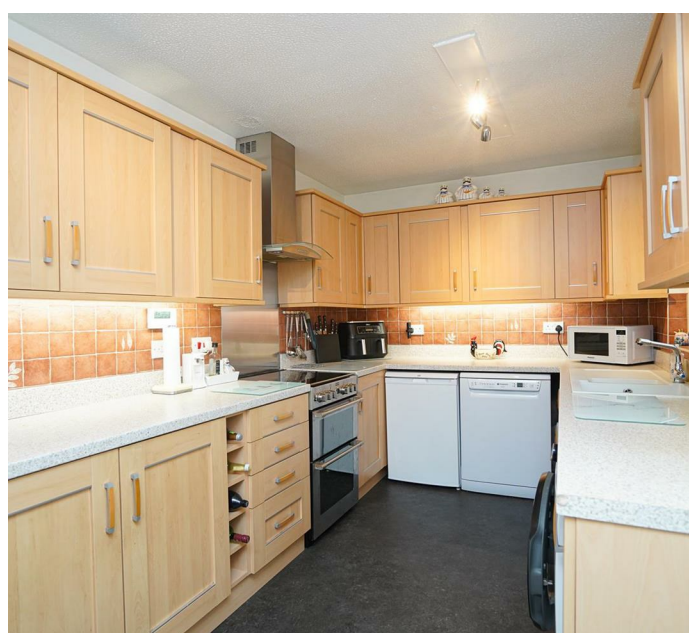
Deceptively spacious, with up and over roller door. Light and power connected.

Services

All mains services connected. Gas central heating.

Viewings

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





Directions

From the Quay, head up the high street to the junction. At the junction turn left past the pedestrian crossing, and take the immediate right along Abbotsham road. Follow Abbotsham road past Bideford College on your left, the road then dips and raises back up on to a straight, on the right hand side you will see the turning for Londonderry. Turn into Londonderry and take your first right, then follow this road around taking the second turning into Quarry Close where number 7 will be found.

Viewings

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EPC Rating:

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

