

2 Lacey Avenue, Devonshire Homes, Bideford, EX39 4FZ

Price Guide £449,950

- Modern Family Home
- Garage With Off-Road Parking
- Stylishly Presented Throughout
- One Of Few In Its Design
- Must See!
- Remaining NHBC Warranty
- Close To Amenities
- Large Plot
- Private Rear Garden

2 Lacey Avenue, Bideford EX39 4FZ

Welcome to 2 Lacey Avenue, an impressive detached home that is just over a year old and still benefits from the remaining NHBC warranty. Built by the award-winning Devonshire Homes, this beautifully crafted family home has been designed and constructed to the highest standards. Set on a generous plot, this property is one of the few of its design, offering a unique and spacious layout. The home boasts a range of attractive features, with high-quality finishes throughout and is ideally located just minutes from Bideford. Early viewings are highly recommended to fully appreciate all that this exceptional home has to offer.



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B

Council Tax Band: E



Ground Floor

Entrance Hallway

A warm welcome to the home.

WC

5'0" x 4'3"

Equipped with a low level WC and hand wash basin.

Home Gym/Bedroom 5

8'9" x 7'3"

A versatile space currently used as a home gym, with great potential as a home office or fifth bedroom.

Lounge

19'9" x 11'8"

A spacious room with French doors opening into the garden and boasting a dual aspect, allowing natural light to flood the space.

Kitchen/Diner

23'0" x 10'5"

A modern, well-fitted kitchen with a range of matching wall and base units. Equipped with an electric oven, hob with extractor, built-in dishwasher, fridge-freezer, and a ceramic sink with a stylish mixer tap. The breakfast bar island adds extra worktop space, and there's plenty of room for a large dining table. French doors lead into the garden, and the dual aspect fills the room with natural light. The kitchen also offers access to the utility room.

Utility

7'11" x 6'2"

Fitted with additional matching wall and base units, the utility room offers space for white goods, extra worktop space, and direct access to the garden.

First Floor

Bedroom One

13'11" x 13'5"

A spacious double bedroom overlooking the rear

garden, featuring large built-in wardrobes and an en-suite shower room.

Ensuite

7'8" x 5'1"

A modern white suite comprising a walk in shower cubicle, low level WC and sink with vanity unit below.

Bedroom Two

11'8" x 11'0"

A further good sized double bedroom overlooking the rear garden.

Bedroom Three

11'2" x 10'0"

A further generously sized double bedroom.

Bedroom Four

11'8" x 8'5"

A generously sized single bedroom.

Bathroom

10'0" x 7'1"

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

Outside

To the front, a large driveway provides ample parking for multiple vehicles, with access to the single garage. Side access leads to the expansive private rear garden, which is level and laid to lawn, bordered by a wooden fence. A patio area, perfect for alfresco dining, can be accessed from the French doors in both the kitchen and lounge.

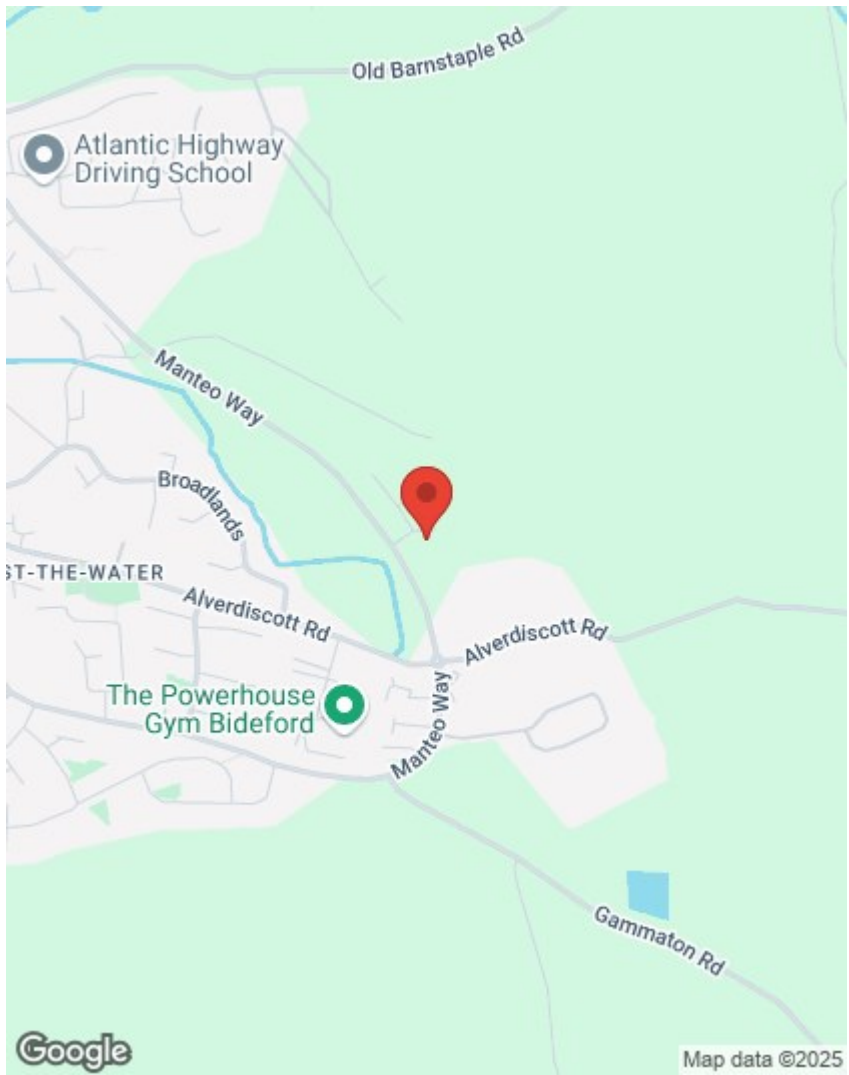
Garage

Accessed via an up and over door the garage is fully equipped with electric and lighting.

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 across the long bridge and at the mini roundabout take the first exit onto Barnstaple Street. Continue along this road and take the second turning on the right into Manteo Way. Continue up this road taking the left turning at the top of the road onto Lacey Avenue, the property will be found immediately on your right hand side.

Viewings

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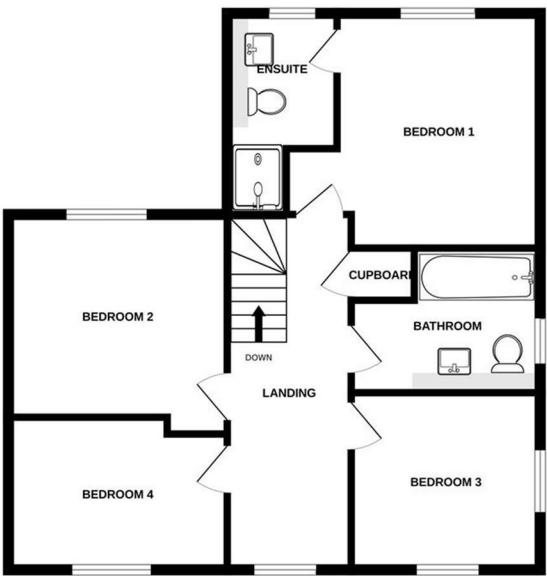
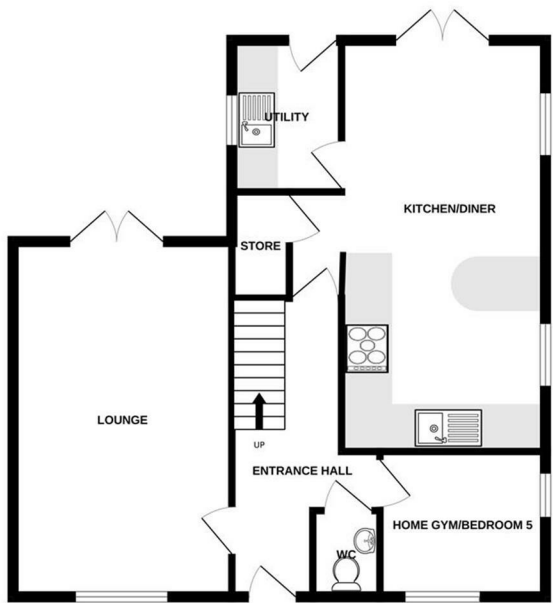
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of writing.