



46 Woodpecker Close, Westward Ho, EX39 1GS

Price Guide £399,950

- Stylishly Presented Home
- Open Plan Kitchen/Dining
- Master with Ensuite Shower Room
- Private Enclosed Rear Garden
- Idyllic Family Home
- 4 Well Proportioned Bedrooms
- Spacious Dual Aspect Lounge
- Garage and Off Road Parking
- Remainder of the NHBC Warranty

46 Woodpecker Close, Westward Ho EX39 1GS

Nestled in the popular Woodpecker Close, Westward Ho, this nearly new detached house, built in 2022, offers a splendid opportunity for families seeking a modern and well-presented home. With four well proportioned bedrooms, this property provides ample room for both relaxation and privacy, making it ideal for family living. The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The property boasts two well-appointed bathrooms, ensuring convenience for the entire family.

The house is situated within a popular residential estate, known for its friendly community atmosphere and proximity to the stunning beach, allowing for leisurely strolls and seaside activities. Additionally, the property comes with the remainder of the NHBC warranty, providing peace of mind for the new owners. If you are looking for a family home that combines modern living with a fantastic location, this property is certainly worth considering.



Council Tax Band: E



Ground Floor

Lounge

21'5" x 11'5"

Delightful dual aspect room perfect for kicking back and spending time with family. French doors offer access into the rear garden and allow light to flood the room.

Kitchen/ Dining Room

21'5" x 12'7" max

This great open plan space is the real heart of the home, ideal for catching up after a busy day. The kitchen has been well equipped with a stylish range of matching floor and eye level units, with integrated electric oven, gas hob with extract over, fridge/freezer and dishwasher.

Utility

Offers further handy storage cupboards, worktop space and undercounter plumbing and storage for white goods. There is a handy door onto the rear garden.

Cloakroom

With low level WC and wash hand basin.

First Floor

Master Bedroom

12'7" x 10'9"

This generously proportioned double bedroom benefits from private ensuite and built in storage.

Ensuite Shower Room

7'9" x 5'7"

Equipped with a shower, low level WC and wash hand.

Bedroom 2

11'9" x 11'7"

Further well proportioned double bedroom located to the front of the home.

Bedroom 3

10'11" x 8'0"

Well proportioned single bedroom located to the rear of the home.

Bedroom 4

10'3" x 8'11"

Further good sized single bedroom with delightful aspect over the rear garden.

Family Bathroom

10'1" x 5'6"

Fitted with a stylishly modern white suite comprising of a bath, separate shower, low level WC and wash hand basin.

Garage

With an up and over door, equipped with electric and light.

Outside

To the front of the home is an attractive low maintenance garden area. To the rear of the property is an enclosed garden mainly laid to lawn, with a patio area perfect for outdoor dining.

Services

All mains services connected. Gas fuelled central heating.





Directions

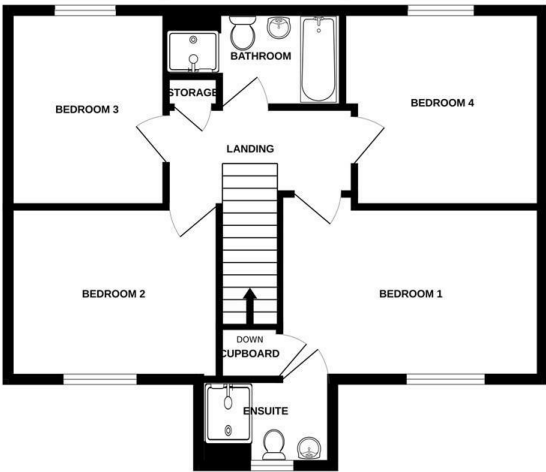
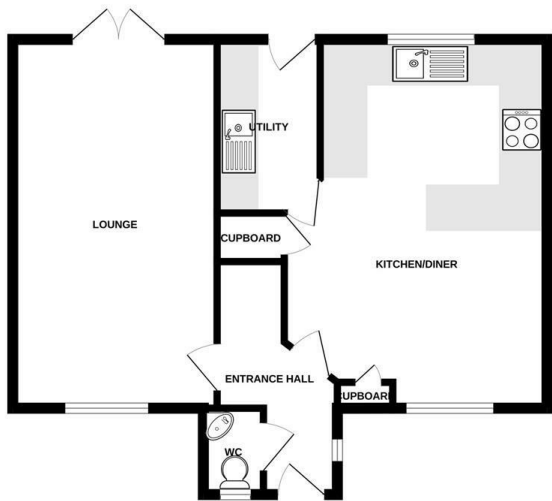
From Bideford Quay, start by heading southwest along The Quay and turning right onto Kingsley Road (A386). Follow this road for about 1.5 miles until you reach the Heywood Road Roundabout, where you'll take the second exit onto Heywood Road (A39), heading towards Westward Ho!. After approximately 0.8 miles, turn right onto Buckleigh Road (B3236) and continue for another 0.8 miles. Then turn left onto Taylor Crescent, follow the road around and take a right to stay on Taylor Crescent. From there, turn left onto Graham Way, then take the next left onto Woodpecker Close.

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 as to their operability or efficiency can be given.
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