



## 16 Meadow Park, Bideford, Devon, EX39 3HD

Asking Price £350,000

- Popular Residential Area
- Extended Living Space
- Ample Off-Road Parking
- Two Receptions & Office
- Stylish Family Home
- Private Rear Garden
- Close To Town
- Must See!



## 16 Meadow Park, Bideford EX39 3HD

Located in the sought-after area of Meadow Park, Bideford, this impressive four-bedroom family home offers generous living space and a wonderfully peaceful setting. The spacious accommodation includes a master bedroom with its own ensuite, as well as two versatile reception rooms—ideal for both entertaining and everyday family life. An extended living area enhances the natural flow of the home, creating a light and airy feel, step outside to discover the private rear garden that backs onto woodland, offering a beautiful natural outlook. Set within a popular residential neighbourhood, the home is conveniently positioned close to local schools, parks, and everyday amenities—perfect for growing families looking for a strong sense of community. Early viewing is advised.



Council Tax Band: C



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### WC

Comprising a low level WC and hand wash basin.

### Utility

Provides useful additional worktop space, a sink with drainer, and room for white goods.

### Kitchen

16'5" x 10'4"

The kitchen is well-equipped with a range of matching base and wall units, housing a large six-ring hob with oven and extractor fan above. It also features built-in appliances, including a dishwasher, space for a large American-style fridge/freezer, additional room for white goods, and a sink with drainer. Ample cupboard space and easy access to both the lounge and an additional reception room complete this practical and stylish space.

### Lounge

16'7" x 12'8"

The lounge is a generously sized, light-filled room featuring a central fireplace and a large window that floods the space with natural light. It also offers access to the sun room and the first floor.

### Sunroom

6'2" x 5'11"

A useful additional space, currently used for storage, featuring built-in cupboards and access to the front of the property.

### Reception

16'4" x 12'0"

A versatile second reception room, easily accessed from the kitchen—ideal for socialising with family and friends. This space also serves well as a second lounge and offers direct access to the private rear garden and home office.

## Office/Bedroom Five

10'10" x 10'1"

A flexible additional room, currently used as a home office, with potential to serve as an extra bedroom, hobbies room, or additional storage space.

## First Floor

### Bedroom One

15'5" x 10'10"

A generous double bedroom featuring a large window and its own private ensuite bathroom.

### Ensuite

10'4" x 5'1"

Fitted with a modern three-piece suite including a walk-in corner shower cubicle, low level WC, hand wash basin, and a heated towel rail.

### Bedroom Two

12'8" x 9'10"

A generously sized double bedroom.

### Bedroom Three

10'11" x 9'10"

A further good sized double overlooking the rear garden area.

### Bedroom Four/Dressing Room

9'6" x 6'5"

A single bedroom currently used as a walk-in wardrobe, offering ideal space for additional storage, a home office, or a hobbies room.

### Bathroom

6'5" x 6'2"

A modern three-piece suite featuring a shower cubicle, low-level WC, and hand wash basin.

### Outside

At the front of the property, a large driveway provides ample parking for multiple vehicles. A side access leads to a low-maintenance, private rear garden that backs onto local woodland.

### Services

All mains services connected, gas fired central heating

## Directions

From our office on the Quay, head left up the High Street and follow it all the way to the top. At the junction, turn left and cross over at the pedestrian crossing. Take the next right onto Abbotsham Road. Continue along this road, passing Bideford College on your left, then take the next left onto Moreton Park Road. Carry on past the local shop on your left and follow the road until you reach the sign for Meadow Park. Turn right into Meadow Park and the property will be immediately on your right-hand side.



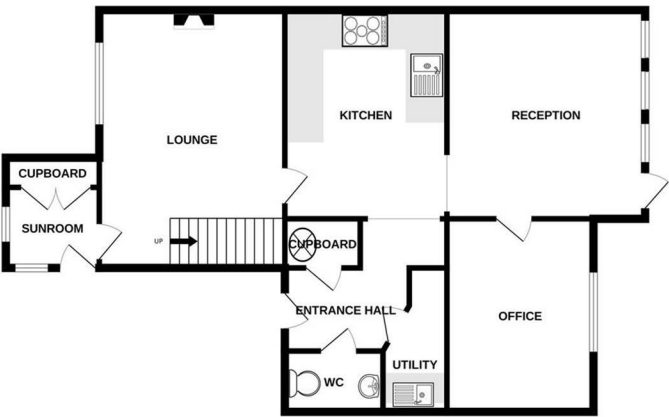
## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

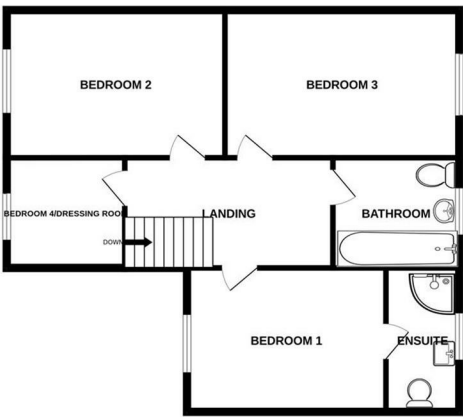
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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