



33 Needs Drive, Bideford, EX39 3TB

Price Guide £360,000

- Detached Family Home
- Popular Residential Location
- Kitchen/Diner
- Four Bedrooms
- Must See!
- Garage & Off-Road Parking
- Private Rear Garden
- Close To Amenities
- Master With Ensuite
- Council Tax Band D

33 Needs Drive, Bideford EX39 3TB

Thoughtfully designed, the property offers a well-balanced layout ideally suited to family life. The accommodation comprises four well sized bedrooms, including a master bedroom with en-suite, complemented by sleek and modern kitchen and bathroom suites throughout. The spacious living areas create an inviting space ideal for entertaining family and friends. Outside, the private rear garden is ideal for outdoor dining, family gatherings or quiet evenings. Further benefits include a garage, offering secure parking and additional storage. Situated in a desirable residential location, the property is conveniently placed for local amenities, well-regarded schools and excellent transport links.



4



3



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C

Council Tax Band: D



Ground Floor

Entrance Hall

Welcomes you into the home.

WC

Comprising a low level WC and hand wash basin.

Lounge

15'1" x 11'3"

A spacious yet cosy room, filled with natural light.

Kitchen/Diner

20'3" x 10'0"

The light-filled kitchen/diner provides an excellent additional reception space, featuring a well-appointed and modern fitted kitchen complete with a range of integrated appliances, including a built-in fridge/freezer, double oven, hob and extractor hood. There is ample space for a large dining table and chairs, making it ideal for both everyday family living and entertaining. French doors open directly onto the rear garden, connecting indoor and outdoor spaces.

Utility

The utility room offers useful additional storage and worktop space, along with plumbing and space for white goods.

Store

A handy additional room.

First Floor

Bedroom One

10'7" x 8'9"

A generous double bedroom overlooking the rear garden, benefitting from a modern en-suite shower room.

Ensuite

8'11" x 6'3"

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

Bedroom Two

11'5" x 8'4"

A further good sized double bedroom.

Bedroom Three

10'4" x 6'9"

A further double bedroom.

Bedroom Four

8'5" x 7'6"

A versatile single room ideal as a home office, spare bedroom or hobbies room.

Bathroom

8'11" x 6'3"

A modern bathroom suite comprising a walk-in shower cubicle, separate bath, low-level WC and wash hand basin, complemented by a heated towel rail.

Outside

To the front of the property, a private driveway provides tandem parking for multiple vehicles, leading to a garage with an up-and-over door. Side access leads to the private and generously sized rear garden, which is predominantly laid to lawn and features a patio area ideal for alfresco dining, all enclosed by timber fencing.

Garage

The garage is fitted with power and lighting, accessed via an up-and-over door, and also benefits from a pedestrian door providing direct access to the rear garden.

Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

From the Quay, head up the high street to the junction. At the junction turn left and continue past the pedestrian crossing taking 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, take the first left hand turning into Birdwood Crescent and then the left hand turning onto Needs Drive, keep right and the property will be found on your right hand side.



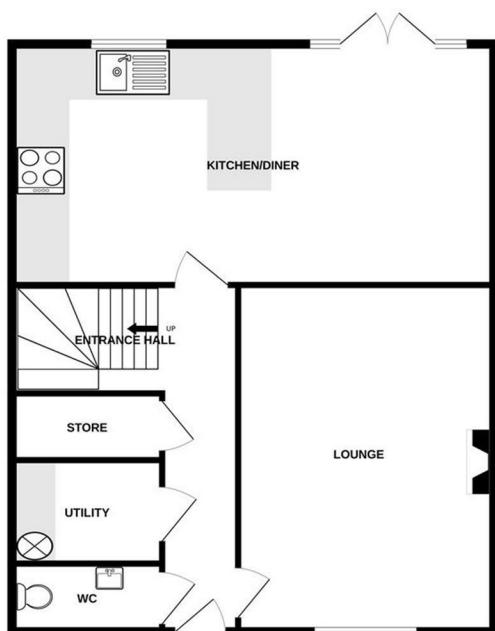
Viewings

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

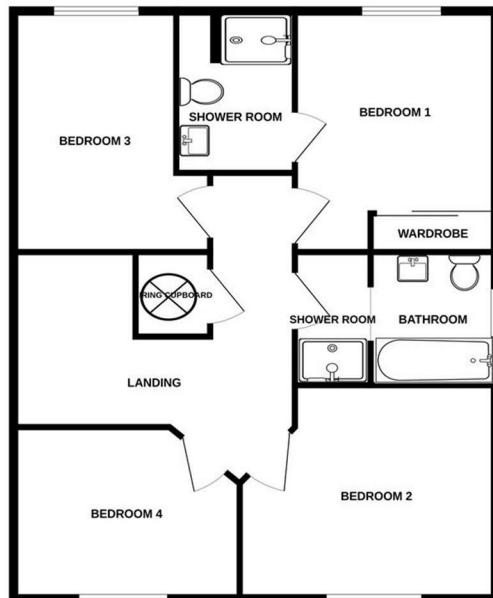
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	79	89
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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