

Having been updated and improved by the current owners a spacious 4 bedroom detached house situated on a corner plot with 2 reception rooms and conservatory together with large gardens with areas of lawn and patio enjoying views over Bideford.



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11 Orchard Rise, Bideford, Devon, EX39 2RB |  
**Guide Price £440,000**



Orchard Rise is a popular road within walking distance of the town centre of Bideford. This development was built approx. 26 years ago and consists of a mixture of modern detached houses and bungalows. No.11 has been improved and updated by the current owner with the addition of a new fitted Kitchen and complete re-decoration. The property has uPVC Double Glazed Windows fascias and soffits, a large conservatory and good sized rear gardens with 2 garden sheds

The property boasts an amazing feeling of space and light with 3 reception rooms downstairs, as well as a utility room and conservatory, whilst to the first floor are 4 bedrooms, the master having an en-suite bathroom and the other 3 being served by a modern bathroom suite.

Directions: From our office proceed along the quay on the A386 with the river on your right hand side. Continue on this road for approximately 1/4 of a mile. After passing Morrissions, take the 2nd right hand turning onto Chanters Road. Continue on this road passing the school and then take the next left hand turning onto Orchard Rise. Continue on this road until the road bends left and down a slight hill and the property will be seen on your Left Hand Side.

The accommodation comprises: (All measurements are approximate)

**Entrance Hall:** A bright entrance hall with borrowed light from either side with laminate flooring.

**Living Room:** 17' 2" (into Bay) x 10' 11" (5.23m x 3.32m) A bright dual aspect room with a bay window overlooking the front garden together with a feature gas fire and hearth.

**WC:** 5' 2" x 2' 7" (1.57m x 0.79m) Low Level WC with corner wash basin.

**Kitchen:** 11' 4" x 9' 9" (3.45m x 2.97m) Recently installed by the owners a good sized room with cream units at both base and eye level with integrated double oven and 4 ring gas hob with stainless steel extractor fan over. There is a 1 and a half inset sink with mixer tap window overlooking the rear garden. Double radiator The room opens up into;

**Utility Room:** 5' 8" x 4' 7" (1.73m x 1.40m) An archway off of the kitchen with plumbing for a washing machine and tumble drier together with space for an upright fridge/freezer. Half glazed door to rear garden.

**Breakfast Area:** 17' 2" x 8' 5" (5.23m x 2.56m) Overlooking the front of the property with plenty of space for a large dining room table and chairs. The Worcester boiler is mounted on the wall which serves the hot water and central heating.

**Dining Room:** 9' 11" x 9' 0" (3.02m x 2.74m) UPVC window and doors leading to the Conservatory.

**Conservatory:** 16' 1" x 12' 2" (4.90m x 3.71m) A particular feature of the property with this room enjoying views across Bideford as well as overlooking the splendid rear garden.

**First Floor Landing:** Fully carpeted stairs and a spacious landing with access to all rooms and also to a useful airing cupboard housing the hot water cylinder.

**Bedroom 1:** 12' 9" x 11' 1" (3.88m x 3.38m) Located at the front of the property with 2 built in wardrobes with hanging space together with a door leading to;

**En-suite:** 6' 1" x 5' 1" (1.85m x 1.55m) Part tiled walls with low level Wc, wash basin and shower enclosure.

**Bedroom 2:** 11' 0" x 9' 11" (3.35m x 3.02m) Located at the rear of the property overlooking the rear garden and enjoying some lovely views with a fitted wardrobe.

**Bedroom 3:** 13' 6" x 9' 3" (4.11m x 2.82m) Located at the front of the property with some restricted head space a good sized room that would easily fit a double bed.

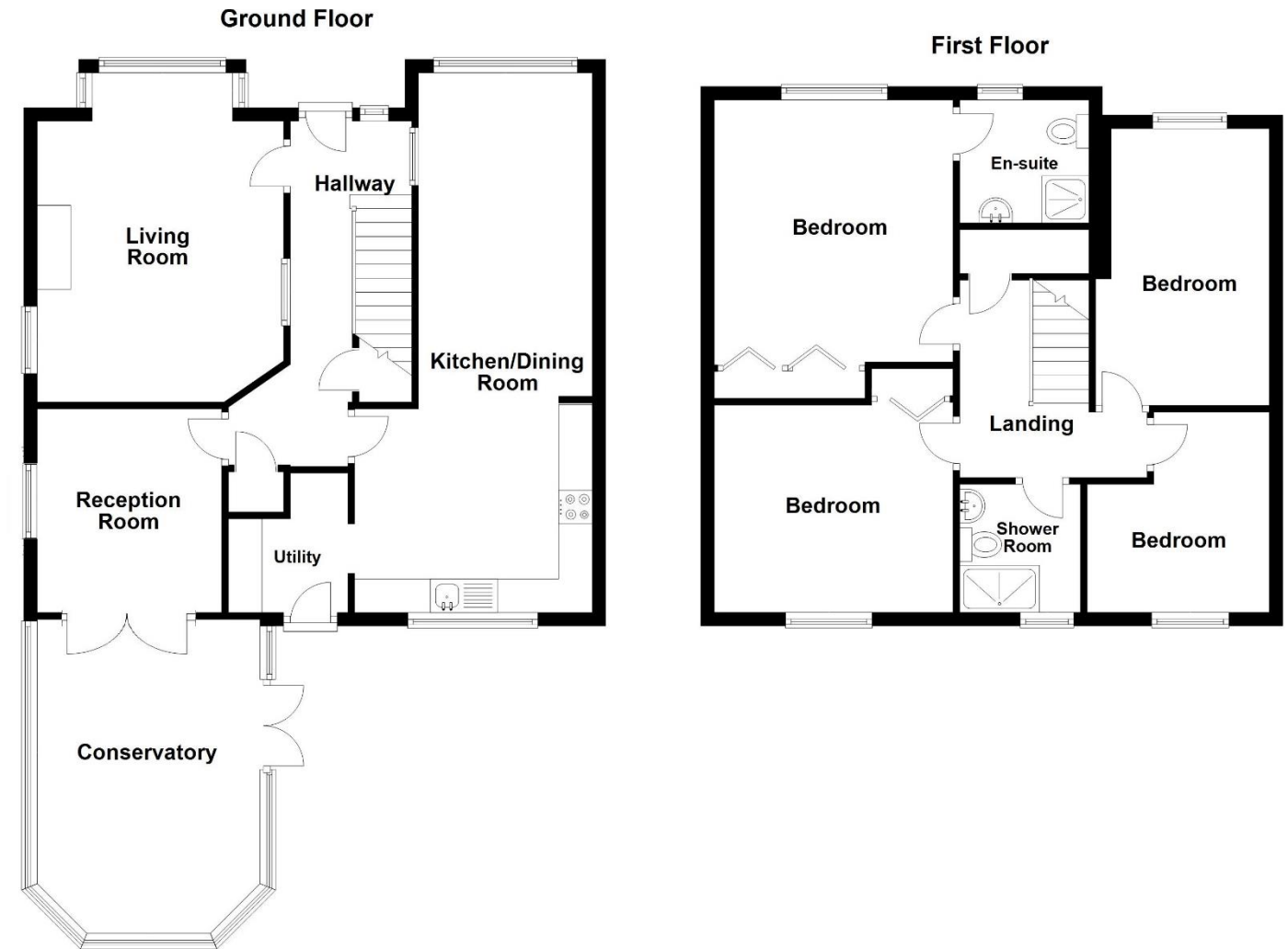
**Bedroom 4:** 9' 9" x 8' 10" (2.97m x 2.69m) A single bedroom located at the rear of the property enjoying the views.

**Shower Room:** 6' 7" x 6' 7" (2.01m x 2.01m) A recently installed modern shower room with a double shower enclosure together with low level WC and wash basin.

**Outside Front:** To the front of the property is a driveway providing parking for up to 2 vehicles. There is areas of lawn to the front as well as extensive lawns to the side as well. There is potential to create more parking spaces if required.

**Outside Rear:** To the rear is a large fully enclosed garden. The garden has mature hedges and trees allowing the garden to be very private and has multiple areas to occupy. To one side is an enclosed lawn area with Outside shed 7' x 3'5" paved patio further lawned area with pergola access to further larger Garden shed 10' x 6'. The garden is a real suntrap and views can be enjoyed across Bideford Town, surrounding countryside and also glimpses of the River Torridge. 2 pedestrian gates located at each side of the property.

**Tenure:** The property is Freehold Council Tax Band - E



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