



7 FIELD END, BIDEFORD, EX39 3SH

GUIDE £465,000

A superb 4 bedroom detached house offering well presented, spacious & adaptable accommodation over 3 floors featuring an impressive kitchen/family room opening directly to an attractive south facing garden together with 2 reception rooms, 2 en-suites & family bathroom, double garage & parking.

Welcome to 7 Field End, an imposing modern detached house enjoying a quiet cul-de-sac position and offering spacious living accommodation over 3 levels.

This lovely home will be found in excellent order throughout with the quality shining through on the first floor.

Taking centre stage is the generous kitchen/family room, a fabulous space which is very much the hub of the home featuring sage green cupboards & drawers complimented by wooden work surfaces and includes a range oven, Belfast sink and built-in wine cooler. The connection to the outside from this room is a great feature, not only does it enjoy a dual aspect with pleasant views to the front, bi-folding doors lead directly onto the attractive south facing garden.

Additionally, there is a comfortable dual aspect lounge and separate dining room, also with bifold doors out to the garden.

The bedrooms are spread over the ground and second floor, which gives excellent adaptability and would be perfect for a family with older children seeking a little independence or equally, the ground floor area may suit those seeking dual occupancy.

The second floor bedrooms are particularly spacious, each with their own en-suite shower rooms and one with a dressing room/nursery.

The garden is delightful, a large patio is perfect for entertaining family & friends whilst there is also an artificial lawn and further garden separated by a low fence with a useful shed.

Services: All mains services are connected

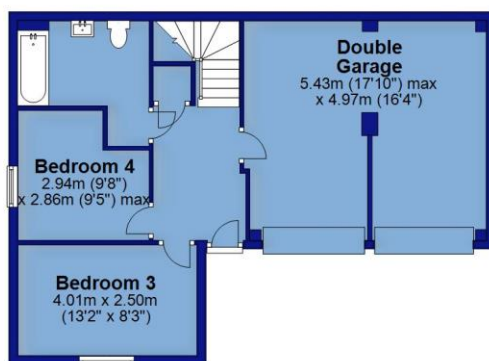
Energy Performance Certificate: C (76)

Council Tax: BAND E (£2792.37 per annum)



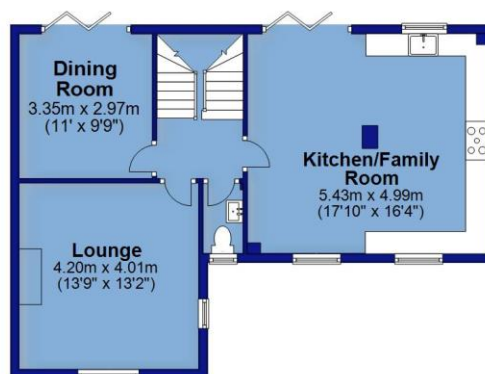
Ground Floor

Approx. 62.2 sq. metres (669.7 sq. feet)



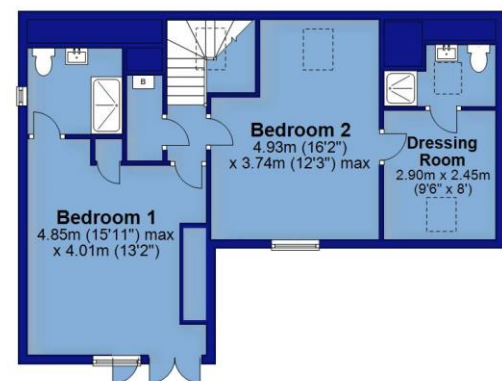
First Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



Second Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



Total area: approx. 186.5 sq. metres (2007.0 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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