



**68 WATER PARK ROAD, BIDEFORD, EX39 3RN**

**£439,000**

An exceptional 4 bedroom (master en-suite) detached house which has been extended to the rear to create a superb kitchen/dining/family room whilst also having a comfortable lounge, snug/study area, utility & WC together with generous corner plot gardens, garage & double driveway.



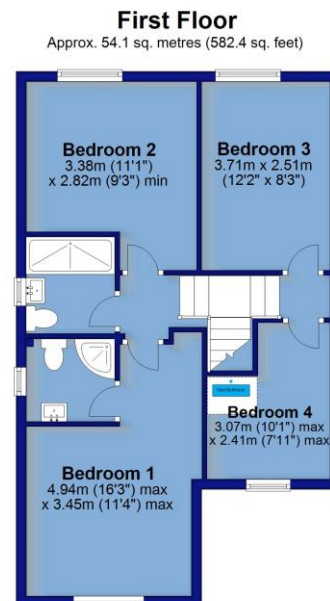
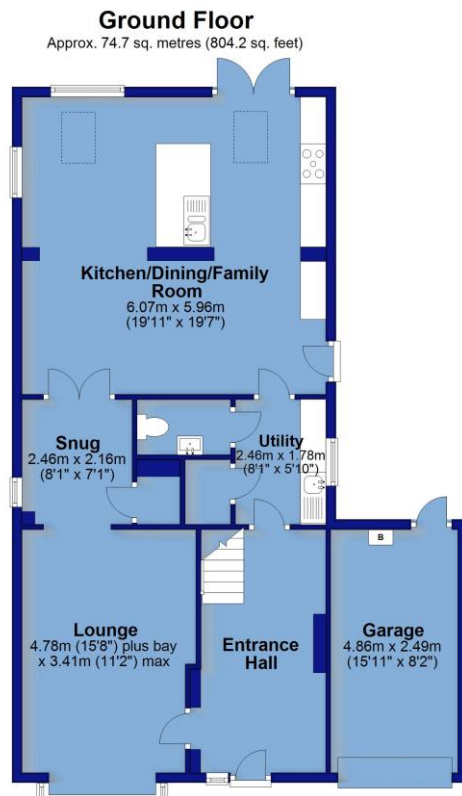
This beautiful detached 4 bedroom house has been the subject of many improvements by the current owners, all helping to create a superbly presented and comfortable family home in a hugely popular location.

Situated on one of the quieter roads on this sought after development, No68 is perfectly equipped for modern family life offering excellent living space complimented by generous corner plot gardens. Local schools are within walking distance whilst the town centre & amenities are also within easy reach.

It must be said that whilst the accommodation throughout is in excellent order, the jewel in the crown is surely the fabulous kitchen/dining/family room to the rear; a wonderful area to host any occasion. The stylish kitchen is complete with built-in fridge/freezer & dishwasher together with ranger cooker whilst the utility houses the washer and dryer.

From the spacious entrance hall, stairs rise to the 4 bedrooms, 3 of which being comfortable double rooms; the master benefiting from an en-suite shower whilst a well appointed shower room with double enclosure, serves the remaining bedrooms. This is a must see!

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (74)  
**Council Tax:** BAND D (£2,397.86 per annum)



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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