

# Regency

ESTATE AGENTS



**31 THORNTON CLOSE, BIDEFORD, EX39 3ND**

**£465,000**

A spacious 4/5 bedroom (2 en-suite) modern detached house situated in a favoured location offering well presented, versatile accommodation including 2 reception rooms and superb modern kitchen/dining/family room together with good sized enclosed south facing rear garden, double garage & driveway.

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Thornton Close is a sought after residential area made up of varying 4 and 5 bedroom detached homes. The town centre, amenities and both private & state schools are situated within walking distance, making this an ideal location for raising a family.

No31 offers particularly spacious & versatile accommodation making this an excellent family home whilst also offering potential for dual occupancy, with 2 ground floor bedrooms & a family bathroom being a great option for a dependant relative.

The principle living areas are located on the first floor at garden level and includes a separate lounge and dining room (a possible 5<sup>th</sup> bedroom if required) whilst the superb kitchen/dining/family room is hub of this excellent home with bi-fold doors to the garden. The modern kitchen has been replaced in recent years and offers a range of built-in appliances including twin ovens & induction hob, dishwasher & 2 wine coolers.

Two generous en-suite double bedrooms are located on the second floor, one having a useful dressing room.

The rear garden is south facing & fully enclosed being arranged over 3 useable levels with patio, lawns and numerous established shrubs & bushes. The driveway to front of the double garage provides parking for 4 vehicles.

**Services:** All mains services are connected  
Gas fired central heating via Worcester boiler.

**Energy Performance Certificate:** C (75)

**Council Tax:** BAND E (£2930.72 per annum)



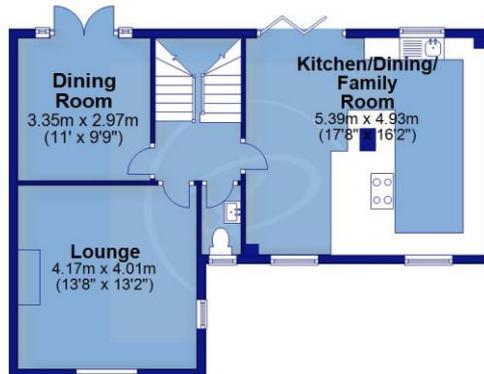
### Ground Floor

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



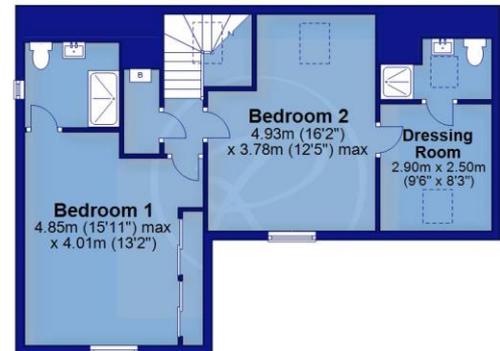
### First Floor

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.

Office Address

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