



**16 CURLEW DRIVE, WESTWARD HO!, EX39 1GR**

**£395,000**

A gorgeous 4 bedroom detached house within this modern development on the upper fringes of Westward Ho! This well-proportioned family home offers immaculate accommodation including bay fronted lounge & kitchen/dining room together with good sized garden, garage & driveway.

Situated just a short distance from the long sandy beach at Westward Ho! in the Kingsland development off Cornborough Road, No.16 offers spacious living accommodation in 'as new' condition, with an individual high-specification kitchen and top-quality finishes throughout.

A bright & welcoming entrance hall provides access to the spacious lounge, styled with our vendors beautiful Mid-Century design furniture, boasting a large bay window basking the room with light. A handy downstairs WC is off to the right-hand side of the entrance hall.

To the rear, the generous open plan kitchen/diner comprises a high-spec kitchen featuring Kardean flooring throughout in a light oak, boasting a good array of wall & base level units, electric double oven, integrated washing machine, fridge/freezer and plumbing for a dishwasher.

To the first floor, the good-sized master bedroom is complete with en-suite shower room whilst the remaining 3 bedrooms are served by the modern family bathroom, comprising a white suite and heated towel rail.

The generous rear garden enjoys a south westerly facing aspect, with an immaculately kept lawn enjoying sunshine throughout the day and evening.

A garage is detached from the house with a driveway to the front, whilst pebbles line the front of the property for a pleasant approach.

NB: There is an annual Service Charge of approximately £180 for the upkeep of the green spaces, communal areas & play park.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (84)  
**Council Tax:** BAND D (£2,385.71 per annum)



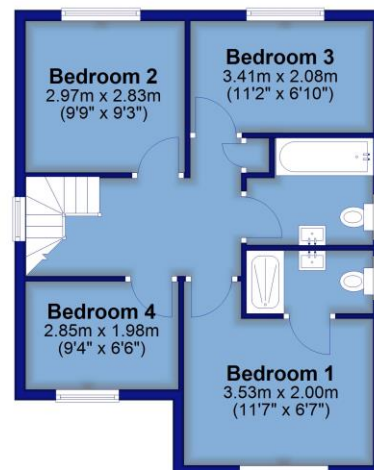
### Ground Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



### First Floor

Approx. 49.4 sq. metres (531.2 sq. feet)



Total area: approx. 113.2 sq. metres (1218.4 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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