



PAPILLON

93 ABBOTSHAM ROAD, BIDEFORD, DEVON, EX39 3AQ

£450,000

An exceptionally well presented Edwardian house, offering an assortment of beautiful period features blended with tasteful modern upgrades, together combined to provide a stunning contemporary home complete with 5 bedrooms (master en-suite), 2 reception rooms, kitchen/dining/family room and utility/boot room, south facing garden, garage & driveway parking.

93 Abbotsham Road is a simply exquisite period home, the spacious accommodation is perfect for family life with spacious living areas, all presented to an excellent standard. New & old have been combined perfectly, in doing so providing a wonderful home extending to 2400 sqft.

Welcomed by an attractive stained glass door into the main entrance hall with original tessellated tiled floor, the ground floor features a large main lounge with feature fireplace and bay window, whilst the high ceilings are adorned with ceiling rose and cornice.

A second reception room has a multitude of uses, equally suitable as a reading room/library, music room or workspace. Presently this room is complete with a drinks bar together with access to the garden via French doors to the rear seating area - perfect for entertaining family & friends.

The kitchen/dining/family room is very much the hub of the home. Updated by the present owners to include a contemporary range of cabinetry, centre island with breakfast bar & quartz work surfaces alongside a dual fuel range oven, all together sympathetically complimenting the period features of the property.

Beyond the kitchen is a good sized utility/boot room, perfect for returning home from beach days or soggy dog walks. This useful area includes a sink & drainer, work surface, cupboards and space for appliances together with a cloakroom WC , further built-in storage and access to the garden.





Arranged over the first floor are 4 bedrooms and the family bathroom. 3 of the bedrooms are spacious double rooms whilst the master has an air of elegance, complete with large bay window, feature fireplace and master bathroom suite.

From the landing, stairs rise to a further large double bedroom complete with it's own private balcony, an excellent space for teenagers or as a dedicated guest room.

Externally, the rear garden enjoys a south facing aspect with stone chipped seating area and patio together with level lawn and established border of shrubs and trees.

A useful workshop/garden shed with power connected lies to the rear of the garden, with a wood store alongside whilst adjacent to the garden is a brick paved driveway (accessed from Dymond Road) and tandem garage measuring 38' x 14' narrowing to 7'8 (11.5 m x 4.27m max), complete with mechanics inspection pit, power, light and WC.

NEED TO KNOW

Services: All mains services are connected
Energy Performance Certificate (EPC): D (66)
Council Tax: Band D (£2,131.43 per annum)

What3Words: claims.return.steps





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