

Regency

ESTATE AGENTS



1 KATHLEEN GRANGE, BIDEFORD, EX39 4FB

£335,000

An exceptional 3 bedroom modern detached house, extended & improved by the present owners, in doing so creating a beautiful home including a comfortable lounge, open plan kitchen/diner & sun room together with utility & master en-suite, enclosed rear garden, garage & driveway parking.

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Constructed in 2015, 1 Kathleen Grange is a beautiful modern home, equally well suited to couples and families alike.

Stylishly decorated & presented throughout, the accommodation has been enhanced in recent years with a rear extension off the kitchen/diner, adding to the contemporary feel of the property – a true example of a “turn key” home.

Over the ground floor the accommodation comprises a comfortable dual aspect lounge enjoying an abundance of light with feature wooden mantle and panelled wall.

The open plan kitchen/diner with sun room extension is very much the hub & heart of the home; the navy kitchen with rose gold accents contrasts perfectly with the neutral walls & chevron wood effect flooring whilst flowing seamlessly through to the sun room and out to the enclosed garden.

The first floor doesn't disappoint, with the master bedroom having an en-suite & built in wardrobe whilst the further two bedrooms are a great size for children or guests, each again with built-in wardrobes.

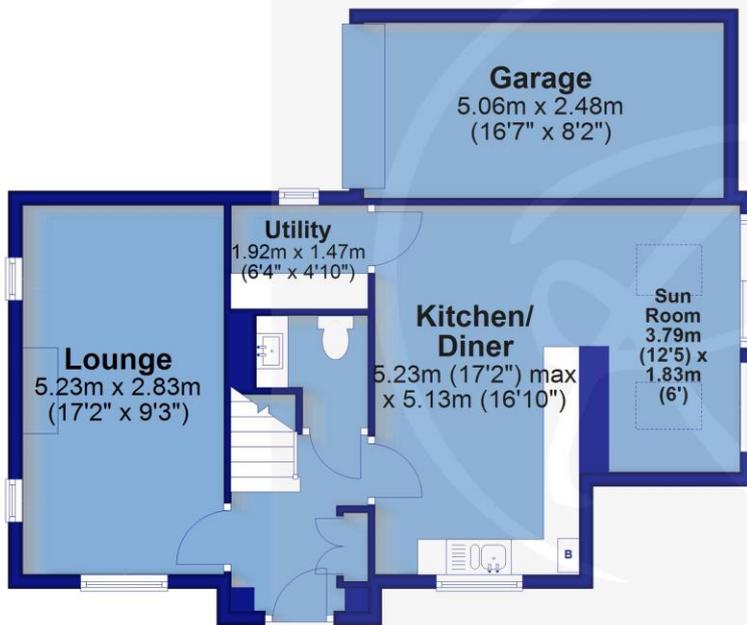
This home needs to be seen and we encourage a viewing at your earliest opportunity.

Services: All mains services are connected
Energy Performance Certificate: B (82)
Council Tax: BAND C (£2,244.47 per annum)



Ground Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 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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The Property Ombudsman

