



**96 CLIFTON STREET, BIDEFORD, EX39 4EX**

**£265,000**

An immaculate 3 bedroom semi detached home in a popular location, featuring an impressive extension with stylish open-plan kitchen/diner, comfortable lounge with wood burner and modern bathroom whilst benefiting from a south facing garden, off road parking for two vehicles.

This nicely proportioned three bedroom semi detached property is located in a sought after and convenient area, offering an exceptional standard of living.

Immaculately presented throughout, the home boasts a stylish interior with meticulous attention to detail and a high-quality finish that is immediately evident upon entry.

Extended and thoughtfully improved by the current owners, the accommodation begins with a bright and welcoming entrance hall that sets the tone for the spacious layout. The front-facing lounge features a charming bay window and a wood-burning stove, creating a warm and inviting space.

At the heart of the home is the impressive open-plan kitchen/dining area - truly a standout feature. Designed for both everyday living and entertaining, it includes a sleek, high-specification kitchen with integrated appliances, a breakfast bar, and ample space for a large dining table.

A convenient cloakroom and side door access to the garden add further practicality.

Upstairs, the property offers three well-proportioned bedrooms - two of which are generous doubles - tastefully decorated in neutral tones to suit any style. The modern family bathroom has been recently updated and is fully tiled to a contemporary standard.

Externally, the front of the property has been adapted to provide off-road parking for two vehicles. The south-facing rear garden is ideal for relaxing or entertaining, with a combination of lawn and patio areas, a BBQ zone, and useful storage sheds.

**Services:** All mains services are connected

**Energy Performance Certificate:** C (70)

**Council Tax:** BAND B (£1,963.91 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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