



QUITE CONTRARY, POTTERY LANE, YELLAND, EX31 3EL

£390,000

A well-maintained four-bedroom detached dormer bungalow set in a quiet Yelland cul-de-sac. Offering spacious, flexible living with two reception areas and a modern kitchen with ample parking, large garage, and a private sunny gardens - perfect for family life or downsizing in comfort.

Tucked away in a peaceful cul-de-sac in the sought-after village of Yelland, Quite Contrary is a well maintained four-bedroom detached dormer bungalow offering spacious and versatile living, perfect for families or those seeking flexible accommodation.

Step inside to discover a welcoming lounge with a feature fireplace, as well as a modern kitchen with a central breakfast island and integrated appliances also leading into the light-filled conservatory that opens onto the rear garden - ideal for entertaining or relaxing in comfort.

The ground floor also provides two well-proportioned bedrooms and the family bathroom, while upstairs boasts two further bedrooms - one with an en-suite shower room, the other featuring an impressive dressing area set into the eaves.

Outside, the home is approached by a private driveway with parking for two vehicles leading to a generous 22' garage. The front garden is attractively planted, and the rear garden offers a tranquil retreat with a sunny aspect, lawn, patio, and a stunning display of mature trees, shrubs, and seasonal colour - early viewing is highly recommended.

Services: All mains services are connected
Energy Performance Certificate: D (61)
Council Tax: BAND D (£2,478.68 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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