



**58 LANE FIELD ROAD, BIDEFORD, EX39 3QY**

**£325,000**

A well presented 3 bedroom (master en-suite) modern detached house offering comfortable and practical living accommodation. This home benefits from an enclosed south facing garden, gas central heating, & uPVC double glazing. together with driveway parking for two vehicles and garage storage.



This attractive modern 3 bedroom detached home offers a blend of comfort and practicality. The fitted kitchen enjoys views over the front of the property, complimented by a useful utility room.

A spacious lounge/diner opens directly onto the enclosed, south-facing rear garden, perfect for relaxing or entertaining.

Upstairs, there are three generously sized double bedrooms; the master bedroom boasts its own en-suite shower room and a walk-in wardrobe, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the garden is arranged over two levels, featuring a patio area, lawn, and a variety of established trees, shrubs, and bushes.

The property also benefits from driveway parking for two vehicles and garage storage (the rear portion converted to form the utility), along with gas central heating and uPVC double glazing throughout.

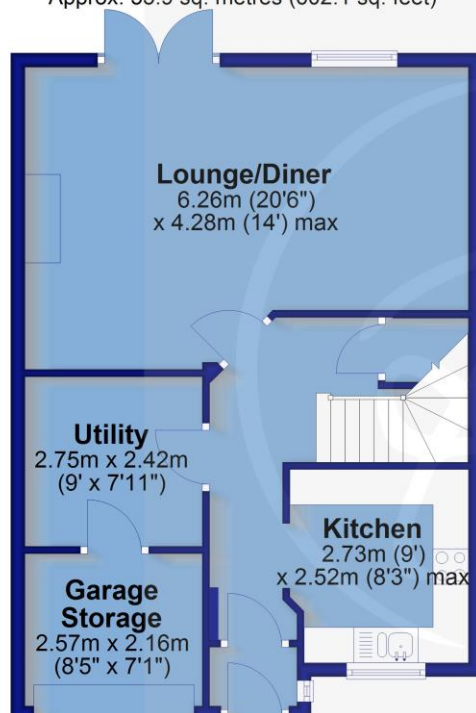
Situated in a sought-after location, this home is ideal for families or anyone seeking modern living in a welcoming community.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (74)  
**Council Tax:** BAND C (£2,244.47 per annum)



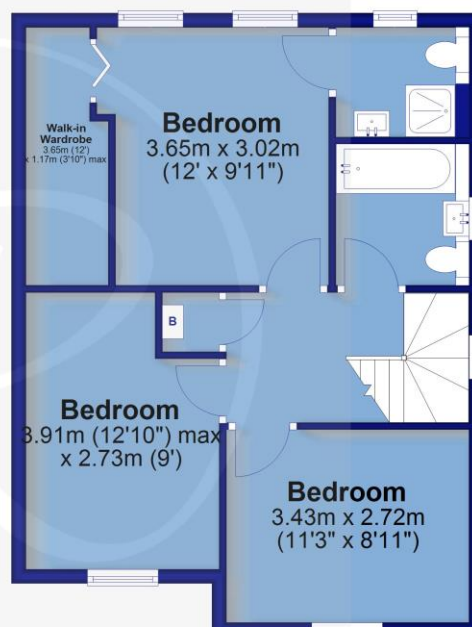
## Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



## First Floor

Approx. 50.5 sq. metres (544.0 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.