



**4 Quarry Close**  
Bideford | EX39 3RA

**JAMES FLETCHER**  
POWERED BY  
**exp** UK



#### 4 Quarry Close

Tucked away within a popular residential location, this impressive 3-bedroom detached family home is well-positioned close to nearby parks, schools and Bideford Quay. Immaculately presented throughout, the property enjoys well-planned accommodation along with ample off-road parking, a large garage and a sunny rear garden, taking full advantage of the afternoon and evening sun. Stylishly-finished, this beautiful home is perfect for couples, young families, those relocating to North Devon, or anyone downsizing and seeking comfort without compromise.

This beautiful family home is well-located on the popular Londonderry Farm development in Bideford, a much sought-after location within walking distance of nearby parks, schools and Bideford Quay. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**





## STEP INSIDE

The property opens to an inviting entrance hall, setting the tone for the rest of the home, and providing stairs to the first floor and useful storage. At the front, there is a bright, modern kitchen/breakfast room enjoying a dual aspect and fitted with a range of work surfaces comprising a sink & drainer unit with drawers & cupboards below and matching wall units over, a built-in oven and gas hob with extractor over, space for a large fridge/freezer, space and plumbing for a washing machine & tumble dryer and a breakfast bar. At the rear is a spacious family room offering ample lounge/dining space with French doors opening onto the garden - perfect for summer evenings, family get-togethers, or cosy movie nights.

Stairs to the first floor open to a generous landing with useful storage, and lead to 3 bedrooms and the family bathroom. The main bedroom is a comfortable double with a built-in wardrobe, found at the front of the home. The two further bedrooms are found at the rear, one is another good-sized double room with a built-in wardrobe, whilst the smaller bedroom makes for a great single room, nursery, or home office for those working from home. The family bathroom is stylishly-fitted comprising a bath with shower over, low-level W.C, wash basin and a heated towel rail.

In all, this impressive home is perfect for modern family living, those relocating to North Devon, or downsizing to something a little easier to run.

## OUTSIDE

The property is approached at the front by a large brick-paved driveway providing ample off-road parking for a number of vehicles and leading the generous garage, with up & over door, light & power connected and excellent storage space. There is side access to the rear garden which has been thoughtfully-landscaped, enjoying a patio and a level lawn, along with a large summerhouse/shed with light & power connected. The garden offers a tranquil escape, perfect for adventurous little ones, furry friends, hosting summer bbq's, or simply unwinding with a good book.

## VIEWINGS

By appointment only with the sole selling agent.

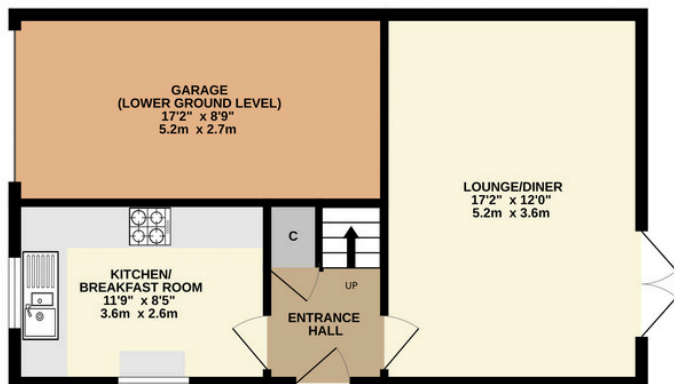




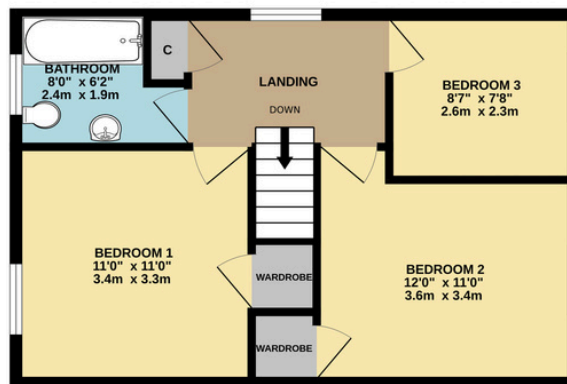




GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



QUARRY CLOSE, BIDEFORD

TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** E (Upgrades have been made since)
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - have seen a home to buy (with no chain!)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

JAMES FLETCHER

POWERED BY  
**exp** UK

07540 256 245

james.fletcher@exp.uk.com

