



**31 Thornton Close**  
Bideford | EX39 3ND

JAMES FLETCHER  
POWERED BY  
**exp** UK



### 31 Thornton Close

This beautifully presented 4/5 bedroom detached family home is tucked away in a peaceful spot just a short stroll from the heart of Bideford and the nearby nature reserve. Boasting flexible and thoughtfully-designed accommodation over 3 floors, including a recently-fitted kitchen/diner/family room opening onto the garden, the property also enjoys a large driveway, a double garage and a sunny South-facing garden. Located within a popular cul-de-sac enjoying easy access to Bideford Quay and the nearby coast, this impressive residence ticks all the boxes for generous family living, a multi-generational home, or those seeking a home to relocate and entertain.

Located within walking distance of Bideford Quay, this impressive home offers wonderful convenience, perfect for trips to the park, visiting nearby shops, cafes and the Burton Art Gallery, or simply walking to school. 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 along the South-West coast path and The Tarka Trail, 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 a spacious hallway, immediately setting the tone for the home, and provides stairs to the first floor, 2 adaptable double bedrooms - one which could double up as a home office - a family bathroom, fitted with a white suite comprising a bathroom with shower over, low-level W.C and wash basin, and internal access to the garage (also offering tremendous scope subject to the necessary consents).

Stairs rising to the first floor open to a generous landing, leading to the heart of the home. The stand-out feature is the stunning open-plan kitchen/dining/family room which enjoys a dual aspect and is flooded with natural light. The kitchen is stylishly presented with modern fittings including a range of work-surfaces and an inset sink and drainer unit with drawers and cupboards below and wall-units over, a built-in double oven, induction hob and a “pop-up” extractor, space for a large "American-style" fridge/freezer, built-in dishwasher, space for a washing machine, built-in wine coolers, a central island - perfect for informal dining - and additional storage below. There is ample informal seating space and bi-fold doors opening to the South-facing garden at the rear. In addition, at the front of the home is a comfortable lounge enjoying a feature fireplace and far-reaching views, whilst to the rear is an adaptable dining room/play room/snug, also with doors onto the garden. There is also a convenient cloakroom off the landing, fitted with a low-level W.C and wash basin.

The second floor landing opens to two large double bedrooms and a useful linen cupboard. The main bedroom is fitted with a range of built-in wardrobes and enjoys far-reaching views along with an ensuite, fitted with a large shower, low-level W.C and wash basin. The second bedroom offer tremendous flexibility, enjoying a dressing room which could alternatively be used as a home office/nursery and a further ensuite, fitted with a shower, low-level W.C and wash basin.

In all, this impressive home offers tremendous flexibility, perfect for modern families, multi-generational living or those relocating and seeking space to entertain.

## OUTSIDE & PARKING

Situated within a peaceful cul-de-sac, the property is approached by a large driveway providing ample off-road parking for a number of vehicles, and leading to the double garage with light & power connected, and internal access into the home. There is useful side access leading to the beautifully landscaped South-facing rear garden - featuring a generous patio, mature lawn with flower beds, borders and ornamental plants and trees and a raised deck taking full advantage of the sun throughout the day and enjoying magnificent sunsets. Sunny, private, and easy to maintain, this wonderful space is perfect for family BBQs, little ones to explore, or simply unwinding with a good book.



**VIEWINGS**

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

**NORTH DEVON**

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.







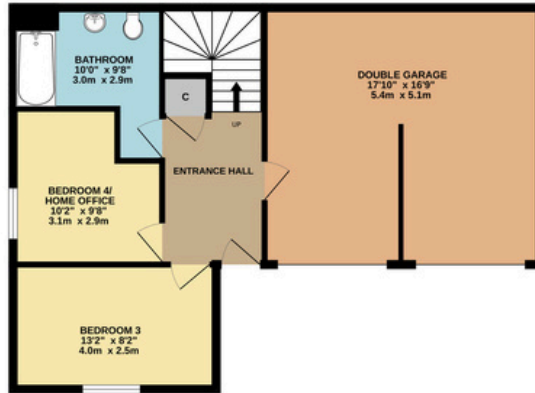
JAMES FLETCHER  
exp UK



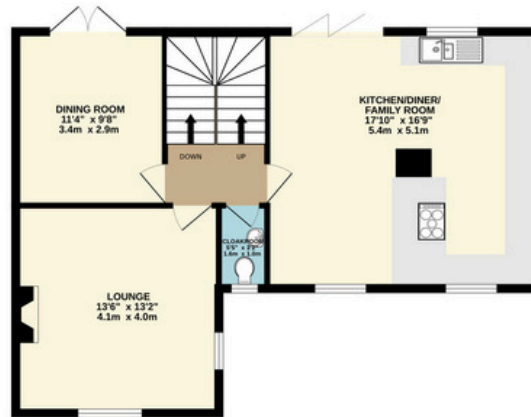




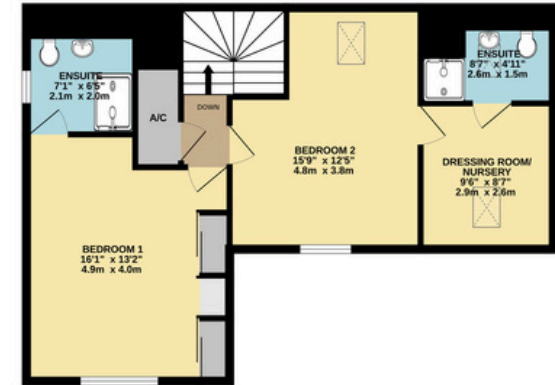
GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



#### THORNTON CLOSE, BIDEFORD

TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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.
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** Band E
- **Local Authority:** Torrington District Council
- **Sellers Position:** Motivated - they have found their next home (a new build with no onward chain).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	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, including colourised images to show the plot, are 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.