

Individual Extended Property

Westwood First Raleigh, Bideford, EX39 3NJ

£525,000



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Large Detached House - The Perfect Family Home

Westwood First Raleigh, Bideford, EX39 3NJ



A very interesting detached five bedroom extended property well located within the highly sought-after location of First Raleigh. This elegant property has been well kept by the current owners and offers plus sized accommodation throughout.

The property would be a fantastic family home for those of you looking for dual occupation. With a choice of 5 bedrooms, 2 bathrooms, 3/4 reception rooms and a conservatory, there is plenty of space for all the family to enjoy.

The property is approached over its own private driveway which has plenty of parking and turning for numerous cars. There is a lovely newly built oak porch which breaks up the front facade very nicely. Stepping inside there is a large hallway throughout the ground floor. Off the hall you have a spacious lounge which leads to a snug with a wood burner creating a lovely focal point to the room.

Opposite is the dining room which is perfect for more formal entertaining and socialising with family and friends. This then leads to the conservatory which offers extra seating if needed and has a pleasant outlook onto the garden.

To the rear of the property is the kitchen which is a great space and has plenty of scope with enough space for occasional eating or a breakfast bar. Also on the ground floor is a rather handy loo with a hand wash basin and low-level WC. Whilst upstairs there is a selection of 5 bedrooms and 2 bathrooms eliminating that age old child's argument over who gets the largest bedroom. All bedrooms are very good proportions with the principal bedroom having a range of built-in storage cupboards.

DETAILS

The 5th bedroom would make for a fantastic study which would be perfect for those of you looking to work from home. Overall, this property offers excellent family accommodation for those looking to take the next step on the property ladder, for further contact the Bideford team for more information.

Outside this property is where it excels even further. From the front you have a very interesting curb appeal with its 1970s charm along with modern additions of the oak porch. There is plenty of parking available and turning for numerous vehicles along with level access to the garage.

The property benefits from a wraparound garden with many seating areas perfect for alfresco dining or catching the sun at any time of the day. There is a private brick paved patio area perfect for hosting gatherings with friends and family.

There is a rather handy and spacious outbuilding which is fully detached from the property and is currently used as a very useful utility room (3.51m x 1.93m). There is rear access to the garage which is also spacious and has light and power connected (4.78m x 3.40m maximum).

Overall, this property is a fantastic family home and is excellent for those of you seeking space. For more information or to arrange a viewing appointment please contact our Bideford team, sole agents Phillips Smith & Dunn.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



Front Porch

Hallway

**Lounge 4.66 x 4.08
(into recess) (15'3" x
13'4" (into recess))**

**Dining Room 4.04 x
3.66 (13'3" x 12'0")**

**Conservatory 3.04 x
1.47 (9'11" x 4'9")**

**Kitchen 4.06 x 2.99
(13'3" x 9'9")**

**Snug 3.53 x 3.43
(11'6" x 11'3")**

First Floor Landing

**Bedroom 1 4.94 x
3.47 (16'2" x 11'4")**

**Bedroom 2 4.06 x
3.66 (13'3" x 12'0")**



Bedroom 3 3.78 x 3.12 (12'4" x 10'2")

Bedroom 4 3.47 x 2.99 (11'4" x 9'9")

Bedroom 5 3.64 x 2.17 (11'11" x 7'1")

Bathroom 2.50 x 1.85 (8'2" x 6'0")

Shower Room 3.49 x 1.24 (11'5" x 4'0")

Garage (4.78m x 3.40m maximum) ((15'8" x 11'1" maximum))

Detached Outbuilding 3.51m x 1.93m (11'6" x 6'3")



Bideford has a whole host of amenities including superstores, local and national retailers, excellent local food eateries along with worldwide chains. Plenty of local butchers, bakers and groceries. Along with plenty of recreation facilities, parks, gyms and travel links.

In First Raleigh you're only moments from the golden sandy beaches of Westward Ho! Which is perfect for stretching the legs of your four-legged friends. The quaint fishing village of Appledore is steeped in history with old Fishermans cottages and views across Instow where you can see boats gently bobbing in the estuary.

This is a great position for those of you that want to be accessible to travel links, within close reach to Bideford Central. Yet in a quiet tucked away cul-de-sac just moments from the beach and popular villages.



DIRECTIONS

From Bideford Quay proceed towards Northam passing Morrisons Supermarket on your right hand side. Take the 2nd left hand turning onto Northam Road and 1st right into Fordlands Crescent taking the left fork into First Raleigh where 'Westwood' will be found the 1st property on your right hand side clearly displaying a nameplate.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Out of
hours contact Edward on
07772363674





GROUND FLOOR



1ST FLOOR

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.
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