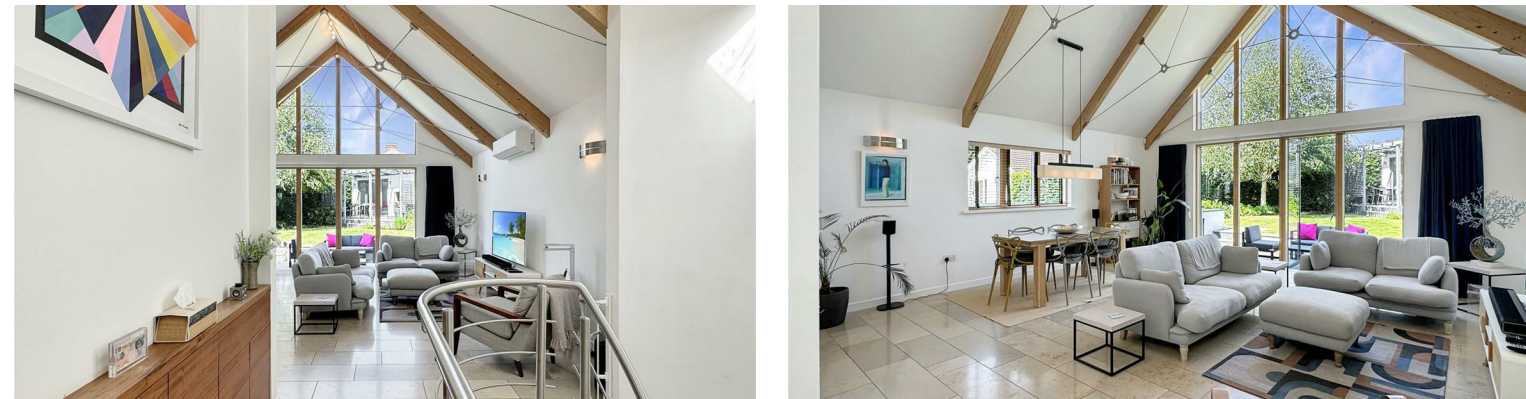




TOTAL FLOOR AREA : 2538 sq.ft. (235.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## 4 Bed House

Glenstone Glenfield Road, Bideford, EX39 2LU

Guide Price

**£695,000**

- 4 Bedroom Detached House
- Stunning Open Plan Living
- Snug/Cinema Room
- Fantastic Garden Room / Outside Entertaining
- Reverse Level Living
- Efficient Home - Solar Panels, Electric Car Charger, Grey Water Recycling
- Double Garage & Driveway Parking
- MUST BE VIEWED

### Directions

From Bideford Quay, proceed towards the A39 passing Morrison's supermarket on the right and take the second turning on the right into Chanters Road. Take the second turning on the left into Glenfield Road and the property is on the right.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

### Entrance Hall

### Kitchen

3.66m x 2.64m (12'0 x 8'8 )

### Open Plan Lounge

6.93m x 5.11m (22'9 x 16'9)

### Bedroom 1

4.67 x 3.67 (15'3" x 12'0")

### Ensuite

3.79 x 2.75 (12'5" x 9'0" )

### Cinema / Snug

5.11 x 3.44 (16'9" x 11'3")

### Bedroom 2

3.86m x 3.53m (12'8 x 11'7)

### Bedroom 3

3.89m x 3.89m (12'9 x 12'9)

### Bedroom 4

3.76m x 3.56m (12'4 x 11'8 )

### Family Bathroom

### Double Garage

## Overview

Glenstone has excellent solar panels which supply hot water keeping energy bills down. The property also benefits from grey water recycling which also lowers monthly running costs. All of the property (including the double garage) benefits from underfloor heating creating seamless living space never worrying about furniture around radiators. There is full air conditioning in the upstairs living areas.

The property benefits from full fibre broadband with a 1GB download which is ideal for those of you looking to work from home. Glenstone also has POD electric car charging to the front and plenty of space for a few cars on the drive.

Outside is where this property excels further aforementioned the amount of parking, turning and level access to the garage. The stunning open plan family room opens out onto the lovely sun soaked rear garden which is highly private. There is a few areas to sit out and enjoy the garden offering plenty of spots for enjoying some alfresco dining and summers entertaining.

The garden is mainly laid to lawn with some well established shrubs, trees and boarders. To the rear of the garden is a funky garden room white further raised patio, built in BBQ and outside 'gardeners' loo. The outbuilding has its own wood-burner giving no limitation to your evening entertaining.

A snug room for enjoying a space to get away from the go-fast family life. This could also be a great room for those looking for an office space to escape and separate home life to office commitments.

## Outside

The property is within short walking distance to Bideford, on the way you have plenty of shops and amenities one of which is Morrisons. The town is well known for its scenic beauty and rich maritime heritage, Bideford was a bustling trading centre and today, the town offers a charming blend of old and new with its cobbled streets, vibrant quay, and diverse range of shops, cafes, and galleries.

The town serves as a gateway to the stunning North Devon coastline and countryside, making it a popular destination for tourists and outdoor enthusiasts. With its picturesque setting, friendly community, and array of amenities, Bideford remains a desirable place to live and visit.

The eating scene in Bideford offers a variety of national and local restaurants and eateries along with excellent Family run businesses and chains. Overall, this property is a must view, contact our Bideford team for more information and to arrange a viewing appointment.

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

