

Spacious 4 Bed House

Beech Tree Lodge Hilltop Road, Bideford, EX39 3PA

Guide Price

£625,000





Large Family Home With Wrap Around Garden, Double Garage

Beech Tree Lodge Hilltop Road, Bideford, EX39 3PA



An attractive 4 bedroom detached family home well positioned on the fringes of Bideford within a popular and highly sought after location. Approached over its private drive with ample parking and turning for numerous cars, a double garage and large wrap around plot.

Beech Tree Lodge offers an excellent family home with spacious open plan kitchen dining room ideal for entertaining with family and friends. The kitchen itself is well equipped with a range of both base and eye level cupboards, ideal for those of you that enjoy home cooking.

There is plenty of work top space and preparation areas, along with integral appliances, including an eye level double oven, hob, extractor, sink and dishwasher. The utility room has plumbing and spaces for white goods, further work surfaces and a sink along with a separate ground floor WC.

A separate snug ideal for a TV room or could be utilised as a study perfect for those of you looking for a place to work from home. There is super fast broadband available in the area.

The large lounge is to the rear of the property with a central fireplace which creates an excellent focal point to the room. Double doors flow rather nicely onto the rear patio which is perfect for summer entertaining.

Whilst upstairs you have a selection of bedrooms, two of which have ensuite bathrooms and a family bathroom, all well appointed. The principal bedroom is a particularly good sized room with a range of built in storage cupboards, plenty of space for a large bed and a ensuite shower room with newly appointed suite.

To avoid any possible disappointment please contact the Bideford team to arrange your viewing without hesitation!

DETAILS

The second bedroom is also of very good proportion which has plenty of space for a large bed and has its own ensuite shower room which has been recently refreshed. Bedrooms 3 and 4 are still reasonable in size and would make for an ideal children's rooms.

The main family bathroom has been upgraded and refreshed with a panelled bath with shower attachment, hand wash basin with vanity unit below and a low level WC.

The property is located in a popular area just walking distance from Bideford. Bideford itself has a variety of amenities, both national and local retailers, some family run shops and businesses. The vibrant market town has a bustling community spirit and hosts many events throughout the year.

The property is close to an excellent local school and Bideford has a further variety of primary and secondary schools with good Ofsted ratings. The dining scene is vast with a selection of local boutique cafes, restaurants and bars to Micheline star restaurants and popular national chains.

Bideford has a range of schooling both public and private with some of the best learning centres of the region. There is a selection of both excellent primary and secondary schooling close to the property.

Close by you have the golden sandy beaches of both Instow and Westward Ho! both of which are dog friendly. An ideal spot for a kick about with the kids or stretching the legs of your furry friends.

Contact the Bideford team to arrange a viewing or for more information.



Entrance Hall

Kitchen 3.80 x 3.10 (12'5" x 10'2")

Dining Area 3.70 x 2.80 (12'1" x 9'2")

Lounge 5.00 x 4.50 (16'4" x 14'9")

Snug 4.50 x 3.30 (14'9" x 10'9")

Utility 3.10 x 1.80 (10'2" x 5'10")

Ground Floor WC

First Floor Landing

Bedroom 1 4.50 x 3.40 (14'9" x 11'1")

Ensuite 3.60 x 1.80 (11'9" x 5'10")

Bedroom 2 4.00 x 3.70 (13'1" x 12'1")

Ensuite 1.80 x 1.72 (5'10" x 5'7")

Bedroom 3 3.50 x 3.10 (11'5" x 10'2")

Bedroom 4 3.60 x 3.00 (11'9" x 9'10")

Double Garage



VIEWING

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



The outside of this property is where it really excels further. There is ample off road parking, turning and garaging for numerous cars. The lovely brick paved driveway creates great curb appeal and the front of the property is pretty and interesting creating an excellent first impression.

The garage is situated to the right of the drive with one large up and over door and a side pedestrian door for access. The garage has light and power connected and could also create an excellent work shop.

The garden wraps around the side of the property and is spacious, plenty of room for your family and four-legged friends to enjoy. The side garden is a gently sloping lawn which is bordered by a timber fence. This wraps around to the rear, with patio which enjoys most of the days sunlight perfect for alfresco dining.

The rear garden is two tiered with sleepers, levelled and landscaped by the current owners, now a lovely spot to enjoy with family and friends. For more information on this property please contact the Bideford team, we are more than happy to help.



DIRECTIONS

Heading out of Bideford along Bideford Quay, follow the road towards the Heywood Roundabout. Passing Morrisons on the right and the car garage on the left. Turn left onto Raleigh Hill, follow the road for a short distance taking the fourth left onto Hilltop Road and the property is situated on the right hand side.



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or, out
of usual office hours contact
Edward on 07772363674



GROUND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2036 sq.ft. (189.2 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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