



**Directions**

Heading out of town up through the hughstreet. At the top of the road take the left turning then immediate right onto Abbotsham Road. Proceed on the road passing the School, as it opens up into the College Park area. Take the second left turning clearly signposted Blackmore Avenue, follow this road keeping right as it goes back on itself. At the end of the cul-de-sac the property is located on the left hand side, number 29.

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**Extended Family Home**

29 Blackmore Avenue, Bideford, EX39 3TG

Guide Price

**£415,000**

- Extended 4 Bed Family Home
- Excellent End Of Estate Location
- Tree Lined Surroundings
- Popular Residential Area
- 4 Double Bedrooms
- South Facing Gardens
- MUST BE VIEWED

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## Room list:

### Entrance Hall

### Lounge

5.19 x 3.38 (17'0" x 11'1")

### Extended Kitchen Diner

7.25 x 4.17 (23'9" x 13'8")

### Utility Room

### Ground Floor WC

### Play Room / Study

### Bedroom 1

5.26 max x 3.32 (17'3" max x 10'10")

### Ensuite

### Bedroom 2

3.23 x 3.18 (10'7" x 10'5")

### Bedroom 3

3.15 x 2.76 (10'4" x 9'0")

### Bedroom 4

3.24 x 2.76 (10'7" x 9'0")

### Family Bathroom

### Garage

## Overview

Tucked away in a peaceful corner of the sought-after College Park development lies this exceptional 4/5-bedroom detached family home – a true sanctuary of style, space, and sunshine.

From the moment you arrive, the home's smart exterior and generous off-road parking set the tone for what lies within. Step inside to discover a carefully extended and beautifully presented living space, tailored for modern life and effortless entertaining.

At the heart of the home is a spectacular open-plan kitchen and dining area – a light-filled showstopper complete with a sleek central island, pristine white Quartz worktops, integrated appliances, and room for everyone to gather. Skylights above and bi-fold doors to the garden flood the space with natural light, blurring the lines between inside and out. Whether you're hosting summer parties or enjoying quiet weekend brunches, this space does it all.

The South-facing garden is a true extension of the home – thoughtfully landscaped with a sun-drenched patio, lush lawn, raised beds, and even a rustic wooden bar for alfresco evenings with friends.

Back inside, a welcoming lounge with a contemporary electric fire offers a cosy retreat, while a utility room and modern cloakroom add practicality to everyday living. The cleverly adapted garage now provides a versatile bonus room – perfect as a home office, playroom, or an additional fifth bedroom.

Upstairs, a galleried landing leads to four generous bedrooms, including a serene master suite complete with built-in wardrobes and a chic en-suite shower room. Three further double bedrooms also offer built-in storage, while the family bathroom has been stylishly finished with a modern touch.

## Outside

Built by the popular multi award winning Redrow this is a highly eco efficient home (EPC B) which has been extended and is a MUST VIEW.

With its high-quality finish, flexible layout, and irresistible indoor-outdoor living, this home is ideal for families craving space, comfort, and a little everyday luxury.

For more information about this home please don't hesitate to contact the Bideford team.

## Services

All mains connected

## Council Tax band

D

## EPC Rating

B

## Tenure

Freehold

## Viewings

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

