



1 COLLEGE GREEN
BIDEFORD, DEVON, EX39 5RH

O.I.R.O £535,000

Occupying a sought-after position within the established and highly regarded residential setting of College Green, this impressive four-bedroom detached home offers spacious, well-balanced accommodation perfectly suited to modern family living. Quietly positioned within this popular cul-de-sac on the northern side of Bideford, the property enjoys a peaceful environment whilst remaining conveniently close to local schooling, everyday amenities and excellent transport connections throughout North Devon.

Designed with both comfort and lifestyle in mind, the accommodation immediately welcomes you via a spacious entrance hall which sets the tone for the generous proportions found throughout the home.

The dual aspect lounge enjoys an abundance of natural light together with attractive views over the beautifully established garden, creating a wonderfully relaxing space for both everyday living and entertaining.

A separate formal dining room provides the perfect setting for family gatherings and dinner parties alike, whilst the extended modern kitchen/diner forms the true heart of the home — a sociable and practical space ideal for busy family life. Complemented by a useful utility room, all principal ground floor rooms enjoy an outlook across the rear garden, seamlessly connecting the indoor and outdoor living spaces.

To the first floor, a striking galleried landing gives access to four well-proportioned double bedrooms, each benefitting from built-in wardrobes. The spacious master bedroom enjoys the added luxury of an en-suite shower room, while three of the bedrooms overlook the rear garden. A well-appointed tiled family bathroom together with an airing cupboard complete the first floor accommodation.





Outside, the rear garden is a particular feature of the property, thoughtfully arranged over two levels to create a superb family-friendly outdoor environment.

The lower terrace offers generous seating and entertaining areas, including a dedicated space enhanced by an awning — ideal for al fresco dining and summer gatherings. Beyond this, the upper level reveals a large, level lawn bordered by an attractive variety of vibrant flowers, mature shrubs and established trees, creating both colour and privacy throughout the seasons. A timber shed provides useful additional storage.

To the front of the property, a neatly lawned garden complements the driveway parking which provides access to the single garage.

Further benefits include double glazing throughout together with gas fired central heating, ensuring comfort and efficiency all year round.

Combining generous family accommodation, attractive gardens and a highly desirable residential location, this is a home perfectly positioned to enjoy the relaxed North Devon lifestyle whilst remaining close to the heart of Bideford and the surrounding coastline.

NEED TO KNOW

Services: All mains services are connected
Energy Performance Certificate (EPC): TBC
Council Tax: Band E (£3,118.29 per annum)

What3Words: tiles.proven.belt





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

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