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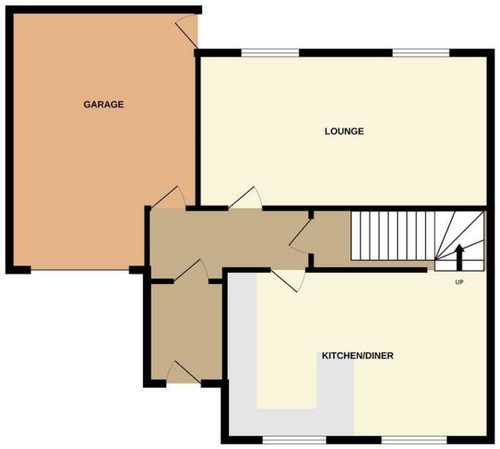
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GROUND FLOOR



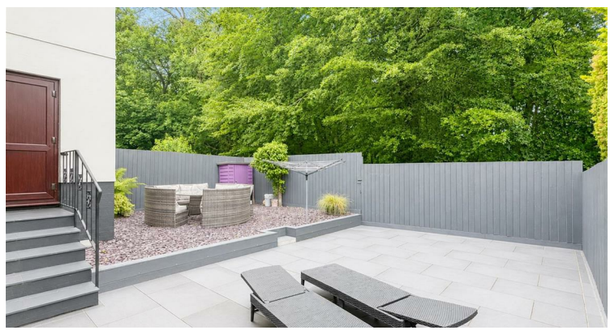
1ST FLOOR



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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Directions

Heading out of Bideford on the Clovelly Road, passing Blights Garage turn right onto Moreton Park Road before the speed camera. Follow the road taking the second left turning then drive into Oaklands. Follow the signs to number 32, where the property is situated in the face corner of a no through cul-de-sac.

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

Call 01237 879797

or email bideford@phillipsland.com

32 Oaklands

Bideford, Devon EX39 3HW

Guide Price

£325,000

- Extended four-bedroom detached family home
- Landscaped rear garden backing onto woodland with direct access
- No Chain!
- Stunning open-plan kitchen and dining room with modern fitted kitchen
- Large garage and driveway parking for up to four vehicles
- Principal bedroom with en-suite and Juliet balcony
- Renovated throughout with herringbone LVT flooring and feature gas stove

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Beautifully extended and thoughtfully renovated throughout, this impressive four-bedroom detached family home offers generous living space, modern finishes and an enviable woodland backdrop.

At the heart of the home is a stunning open-plan kitchen and dining area, featuring a contemporary fitted kitchen with an abundance of cupboard storage, extensive worktop space and a layout perfectly designed for modern family life, entertaining and hosting guests. The quality continues throughout the ground floor, which benefits from attractive herringbone LVT flooring, creating a seamless and stylish finish.

The spacious lounge provides a warm and inviting retreat, centred around a striking gas stove that creates a wonderful focal point. Upstairs, the principal bedroom enjoys the luxury of a Juliet balcony overlooking the surrounding greenery, together with a modern en-suite shower room.

Externally, the property has been equally well cared for. The landscaped rear garden features a slate patio seating area, ideal for outdoor dining and relaxing, while planning permission has been obtained for an outdoor bar, offering exciting potential for further entertaining space. Beyond the garden lies direct access to woodland, providing a peaceful and picturesque setting rarely found.

Further benefits include gas central heating with a boiler installed approximately four years ago, UPVC double glazing throughout, a large single garage and driveway parking for up to four vehicles.

Extended approximately eight years ago and presented in excellent condition throughout, this is a substantial family home that combines space, style and practicality in a highly desirable setting.

The property is offered to the market with no onward chain!

Services
All mains connected. Gas central heating.

Council Tax band
C

EPC Rating
C

Tenure
Freehold

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





Situation
The property is within walking distance of Bideford Town, Bideford boasts a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and excellent primary and secondary schools. The town centre retains much of its historic charm, with the iconic Long Bridge, attractive quayside and bustling Pannier Market providing a focal point for local life. For leisure and recreation, residents can enjoy scenic riverside walks, cycling along the popular Tarka Trail and a variety of sports and fitness facilities.

The area is particularly well known for its easy access to some of North Devon's most spectacular coastline. The sandy beaches of Westward Ho!, Northam Burrows Country Park and the South West Coast Path are all within a short drive, offering endless opportunities for walking, surfing and outdoor pursuits. Bideford also provides convenient road links to Barnstaple and the wider North Devon area, making it an ideal base from which to enjoy both town and country living.

Combining a welcoming community atmosphere, excellent local amenities and outstanding natural beauty, Bideford continues to be one of North Devon's most desirable places to call home.



Room list:

Hall

Kitchen
4.89 x 3.28 (16'0" x 10'9")

Lounge
5.66 x 3.53 (18'6" x 11'6")

First Floor

Bedroom 1
5.46 x 3.45 (17'10" x 11'3")

Bedroom 2
3.09 x 3.29 (10'1" x 10'9")

Bedroom 3
3.64 x 3.21 (11'11" x 10'6")

Bedroom 4
2.45 x 1.59 (8'0" x 5'2")

Bathroom
2.15 x 2.10 (7'0" x 6'10")

Ensuite
2.45 x 1.59 (8'0" x 5'2")

Garage
5.68 x 3.52 (18'7" x 11'6")