



**2 Curlew Drive**  
Westward Ho! | EX39 1GR

**JAMES FLETCHER**  
POWERED BY  
**exp** UK

## 2 Curlew Drive

Well-placed within this popular new development on the edge of Westward Ho!, this beautifully proportioned 4-bedroom detached family home offers the perfect blend of modern practicality, coupled with a glorious coastal lifestyle. Enjoying spacious accommodation, this thoughtfully-constructed home boasts wonderful living space, including an open-plan kitchen/diner, along with ample off-road parking, a large garage and a generous rear garden, all within easy reach of the beach. Offering peace of mind too, the property is sold with the remaining balance of the 10 year NHBC warranty, and with nearby coastal walks almost on the doorstep, this impressive home is perfect for families and professional couples seeking modern convenience on the idyllic North Devon coast.

Set within this stylish new development on the edge of Westward Ho!, the property is close to nearby coastal walks and the glorious sandy beach. Westward Ho!, named after the famous novel by Charles Kingsley, stands as a unique seaside village on the North Devon coast. Renowned for its expansive sandy beach stretching for over two miles and backed by the pebble ridge, it is regularly awarded "blue flag" status and is a haven for families, surfers and holiday makers alike. The village offers local shops and convenience stores along with a number of café's, pubs and restaurants and The Royal North Devon Golf Course nearby. With stunning coastal walks, panoramic views, and a vibrant atmosphere, Westward Ho! is one of North Devon's choice coastal locations along with the nearby villages of Appledore, offering a rich maritime history, and Instow, a popular tourist hotspot. #

The port town of Bideford provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping. From here, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. The A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## THE FIRST IMPRESSION

With clean lines and a sleek finish, this recently constructed home sits proudly within its surrounding on this stylish new development, close to the nearby coast.

## STEP INSIDE

Stepping inside, the inviting entrance hall opens to the lounge, and provides a convenient cloakroom along with integral access into the garage. The spacious lounge is found at the front of the home, and is a wonderful family room perfect for unwinding at the end of the day or cosy movie nights. At the rear of the home, the property opens to an impressive kitchen/diner/family room which is arguably the heart of the home. Well-fitted with a range of work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, spaces for a fridge/freezer, dishwasher and washing machine, ample dining space, stairs to the first floor and double doors opening onto the rear garden - enjoying an easy transition from inside to outside, particularly in the summer months. In addition, the ground floor cloakroom is fitted with a low-level W.C and wash basin, whilst integral access into the garage offers excellent convenience.

Stairs to the first floor open to a generous landing, seamlessly connecting 4-double bedrooms and the family bathroom. The main bedroom is found at the rear of the home, overlooking the garden, and enjoys an ensuite, fitted with a shower, low-level W.C, a wash basin and a heated towel rail. The three further bedrooms each offer flexibility with two good-sized doubles and a smaller double room, perfect for families, whilst the smaller rooms could also be utilised for dressing room space or home working. The family bathroom is fitted with a white suite comprising a bath with shower over, a low-level W.C, a wash basin and a heated towel rail.

In all, this impressive home offers easy living and is flooded with natural light too, perfect for a modern family lifestyle on the coast.

## OUTSIDE & PARKING

The property is approached at the front by a large driveway providing ample off-road parking and leading to the garage. There is pedestrian access at the side, leading to the rear garden, which has been thoughtfully landscaped and is perfect for entertaining, or simply unwinding in the sun. A fantastic extension of the living space, the garden immediately opens onto a patio and extends to a lawn with raised decking and a summerhouse/shed at the rear, taking full advantage of the afternoon and evening sun - the garden is a blank canvas, perfect for little ones to explore or those with 'green fingers' to thrive. In addition, the garage offers excellent storage and is fitted with an up and over door with light and power connected.



**VIEWINGS**

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

**NORTH DEVON**

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

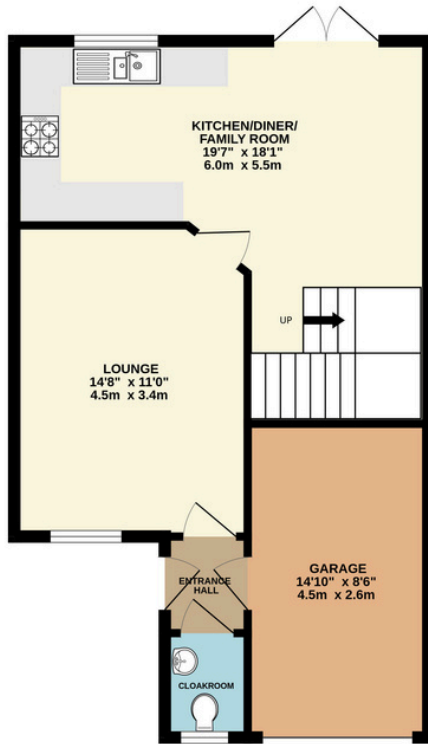




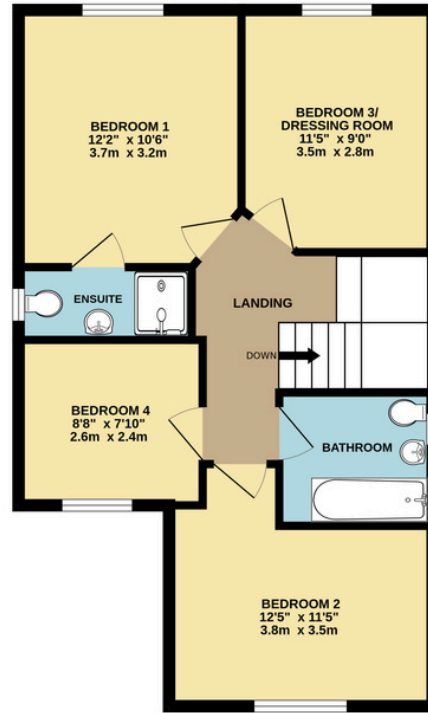
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GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** B
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

2 CURLEW DRIVE, WESTWARD HO!

TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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