



40 ELM GROVE
BIDEFORD, DEVON, EX39 3JF

£260,000

From the moment you arrive, this impressive family home is sure to make a lasting impression. A double-width brick-paved driveway provides the all-important off-road parking, while the attractive frontage immediately hints at the meticulous attention to detail that has been invested in the careful modernisation and improvement of this deceptively spacious four-bedroom property.

Stepping inside, you are welcomed by a bright and inviting entrance hall with stairs rising to the first floor and doors leading to the principal ground floor accommodation. One of four floors within this substantial home, the layout offers an exceptional amount of versatile living space.

Positioned at the front of the property, the lounge is a warm and comfortable retreat, featuring a large bay window that floods the room with natural light. A wood-burning stove creates a cosy focal point, complemented by an attractive feature log-store alcove that combines practicality with style.

Also accessed from the hallway is the separate dining room, offering ample space for a dining table and chairs, making it ideal for both everyday family meals and entertaining guests. This room flows seamlessly into the modern kitchen/breakfast room, which enjoys a pleasant outlook over the rear garden below. The kitchen is fitted with a comprehensive range of matching units, built-in appliances and a useful breakfast bar, creating a highly functional yet sociable space. A further door returns to the hallway, where access can also be found to the property's full-size basement level.

A real hidden gem, the basement provides a range of useful storage rooms and offers direct access to the rear garden, making it a practical extension of the living accommodation.





Stairs rise to the first-floor half landing, where a beautifully presented four-piece family bathroom can be found, complete with both a bath and separate shower enclosure. The first floor also hosts three bedrooms, two of which are generous doubles, whilst the third is currently utilised as a home office.

Continuing to the second floor, the impressive master bedroom suite occupies the entire level. Generous in size and enjoying a wonderful degree of privacy, this superb space is complemented by a modern en-suite shower room.

Outside, the rear garden is arranged over two attractive tiers and is accessed from the basement level. The upper tier features a decked patio area enclosed by balustrading, creating a fantastic space for outdoor dining and relaxation. Steps and a gate lead down to the lower garden, where a lawn and additional seating area provide further enjoyment. For those seeking something a little different, the current owners have even installed a slide between the two levels, adding a fun and unique feature for families.

Further benefits include double glazing throughout and gas-fired central heating.

NEED TO KNOW

Services: All mains services are connected
Energy Performance Certificate (EPC): C (83)
Council Tax: Band A (£1,768.28 per annum)

What3Words: vote.voters. stream





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.

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