

40 THORNTON CLOSE

BIDEFORD, DEVON, EX39 3ND

£395,000

A MODERN FOUR-BEDROOM DETACHED HOME WITH SOUTH-FACING GARDEN, GARAGE AND DRIVEWAY PARKING

Situated within a peaceful cul-de-sac on the edge of Bideford, this modern detached home offers well-balanced accommodation, ideal for family life, entertaining and working from home.

Conveniently positioned within walking distance of local schools, including both state and independent options, the property combines a practical location with generous living space and an attractive south-facing garden.

The ground floor is thoughtfully arranged and has an excellent flow between spaces, featuring a welcoming bay-fronted lounge with connecting doors through to a separate dining room, providing flexibility for both everyday living and more formal occasions.

The modern kitchen/breakfast room creates a sociable space for casual meals, while a separate study/home office and a ground-floor cloakroom WC add further versatility.

Upstairs, four comfortable bedrooms provide ample space for family members and guests, with the principal bedroom benefiting from its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.











Outside, the south-facing rear garden is a particular highlight, arranged over three tiers to create a variety of seating, relaxation and entertaining areas.

A wealth of established flowers and shrubs brings colour and interest throughout the seasons, complemented by a timber garden shed and a further timber storage building.

Practical benefits include a garage with storage above, driveway parking, uPVC double glazing and gas-fired central heating via a Viessmann combination boiler.

Combining modern family accommodation, useful additional space and a garden designed to make the most of the sunshine, this is an appealing home in a convenient edge-of-town setting.

NEED TO KNOW

Services: Mains electricity, water & drainage. Gas central heating
Energy Performance Certificate (EPC): C (74)
Council Tax: Band D (£2,652.43 per annum)

What3Words: toward.update.asks















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

rightmove