



The Pines Mount Raleigh Drive Bideford EX39 3NF  
Guide Price £385,000



# The Pines Mount Raleigh Drive Bideford EX39 3NF

Tucked away at the end of a shared private road, this Detached Reverse Level Home with Double Garage and attractive gardens commands delightful far reaching views from its two balconies & is afforded easy access to the town centre's many amenities. CHAIN FREE.

- Spacious Detached Reverse Level Home
- Double Garage & Parking for several motor vehicles
- Panoramic Views to fields, town & distant sea
- 3 Bedrooms
- Family Bathroom & Separate Shower Room
- Kitchen/Breakfast Room
- Lounge/ Dining Room
- Conservatory
- Attractive Gardens to four sides
- uPVC Double Glazed Windows
- Gas Fired Radiator Heating

The Pines was constructed in the 1980's and was built to a reverse level design with both key rooms being situated to the First Floor. The Lounge/Dining Room has two balconies off and the Kitchen/Breakfast Room both take full advantage of its wonderful views over adjacent countryside.

Also to the First Floor are the two principal Bedrooms and a Bathroom. At Ground Floor level are located the main Entrance Hall with Shower Room off, a further double Bedroom and Utility Room (former bedroom) leading through to the Conservatory which accesses the side and rear garden. The property benefits from a Double Garage and ample parking on the driveway, gas fired radiator heating and white uPVC double glazed windows.

With delightful gardens to all sides, allowing you to follow the sun and backing onto a field this property is likely to appeal to those seeking some seclusion and privacy whilst benefiting from some delightful views and does offer some opportunity for adaption to suit dual occupancy if required.

**Canopy porch to Entrance Porch** leading to:  
**Entrance hall** doors give access to:  
**Utility Room** a spacious room giving access to:



**Conservatory** of white uPVC double glazed construction with French doors leading to the side garden.

**Bedroom 3** a good sized double bedroom with double glazed window onto the side garden.

**Shower Room** three piece suite comprising: shower cubicle, W.C. and wash hand basin.

From the Entrance Hall stairs rise to:

#### **First Floor**

**Living/Dining Room** triple aspect with doors giving access to a balcony to the front and also to the rear with access down to the rear garden, offering commanding views for many miles over adjacent Countryside. This is a large reception room having good fenestration making the room light and airy. The Living area focuses on a stone fireplace with gas living flame fire and there is ample space for modern furnishings. The Dining Area has space for a six seater dining table. From here a door gives access to:

**Kitchen/Breakfast Room** fitted with granite effect laminate work surface with inset 1 ½ bowl stainless steel drainer sink with double glazed window over with views across to fields. Range of light timber effect laminate fronted base units comprising cupboards and drawers and matching wall cupboards. Brushed stainless steel: double oven, four ring gas hob with chimney hood over. Space for Fridge/Freezer. Integrated dishwasher. Space for four seater table. Gas fired boiler.

From the Living/Dining Room inner hall gives access to:

**Bedroom 1** double bedroom with fitted wardrobe.

**Bedroom 2** double bedroom with fitted wardrobe. Airing Cupboard.

**Bathroom** three piece suite comprising: panelled bath with mixer tap with shower head attachment. Sink and pedestal. W.C.

#### **Outside**

**Garden to four sides-** laid to patio and lawn with flower borders backing onto a field.

**Double Garage** with up and over door and personal door to side garden. Driveway providing parking for several motor vehicles. Timber shed.

#### **General**

Council Tax Band: E

Services: Mains: Water, Gas & Electric

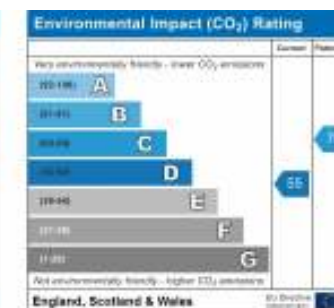
Tenure: Freehold

#### **Directions**

From Seldons Quay side offices continue pass Morrison's onto Kingsley Road turn left onto Raleigh Hill, left onto Mount Raleigh Avenue and left into Mount Raleigh Drive.







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