



6 Catshole Lane, Bideford EX39 3DQ  
Guide Price £289,950



# 6 Catshole Lane Bideford

## EX39 3DQ

A modern 4 / 5 bed (2 master en-suite shower rooms) detached family house with garage and off-road parking suitable for dual occupancy. The property enjoys far reaching views over the surrounding countryside from the upper floors and boasts spacious living accommodation and, stylish, open plan kitchen/dining room with double doors out the rear garden. The house benefits from uPVC double glazing, Gas central heating and a remaining balance of approximately 4 Years NHBC guarantee. The property is situated in a quiet cul de sac location and is within a short distance of Bideford town and local amenities.

- Detached Family House
- 4/5 Bedrooms (2 master en-suites)
- Potential for Dual Occupancy
- Living Room with Juliet Balcony
- Garage & Off-Road Parking
- Open Plan Kitchen/Dining Room
- Modern Bathroom
- Cul De Sac Location
- uPVC Double Glazed Windows
- Gas Central Heating

**Canopy Porch:** leads to entrance door to:

### Entrance Hall

Doors to the garage and games room/bedroom 5. Stairs rising to first floor.

### Games Room/Bedroom 5

A large family room currently used as a bedroom with en-suite shower room.

**First Floor Landing:** Door to living room & kitchen/dining room and w/c cloak room, stairs rising to second floor.

### Living Room

A bright, spacious reception room enjoying far reaching countryside views from a Juliet balcony. TV and telephone point.

### Kitchen/Dining Room

A stylish modern open plan kitchen/dining room comprises a good range of cream fronted eye level and base units with stainless steel handles, wood effect work roll edge surfaces, stainless steel sink with mixer taps. Integrated fridge freezer and dish washer. Space for cooker and washing machine. Tiled splash backs and tiled flooring. Double doors to rear garden.



### Second Floor Landing

Doors to bedrooms and bathroom, airing cupboard and stairs rising to master bedroom.

### Bedroom 2

Large bright double bedroom with uPVC double glazed window to front enjoying wonderful views over the nearby countryside. This room is currently used as an art room.

### Bedroom 3

A double bedroom with uPVC double glazed window overlooking the rear garden and nearby countryside.

### Bedroom 4/Study

A good size room overlooking the rear garden.

### Bathroom

A modern white three-piece suite, panel bath with chrome mixer taps and hand held shower. Pedestal wash hand basin with mixer taps, low flush w/c. Part tiled walls, frosted uPVC double glazed window, tiled flooring.

### Bedroom 1

A large double aspect double bedroom enjoying spectacular views across the nearby countryside. Eave storage, loft access and door to **en-suite shower room** comprises low flush w/c wash hand basin with mixer taps and storage cupboards under, single shower unit. Part tiled walls and tiled flooring.

### Outside

To the rear of the property is an enclosed garden with level patio seating and lawned areas, and slopes upwards towards the end of the garden. At the front of the house is an attractive lawned front garden with steps and pathway leading up to the front door brick paved drive way and integral **Single Garage** (4.80m X 2.55m) with up and over door, light and power.

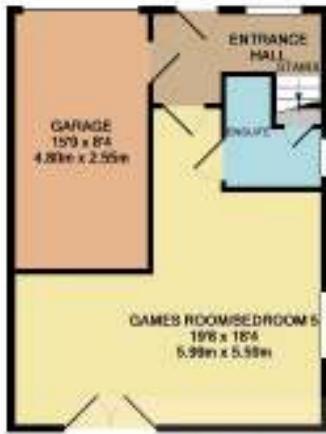
### General

Council Tax: Band D  
Services: Mains Water, Gas & Electric  
Tenure: Freehold

### Directions

From Bideford Quay proceed to the top of the High Street and turn left. Continue along this road until reaching the 'T' Junction and proceed straight across on to Clovelly Road. At the top of Clovelly Road turn left into Catshole Lane where the property can be found

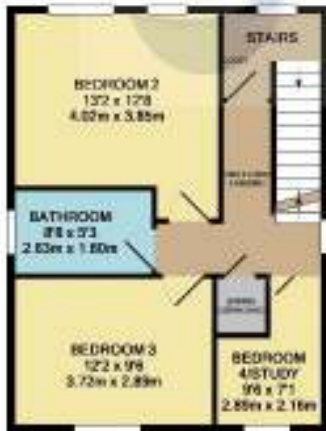




GROUND FLOOR  
APPROX. FLOOR  
AREA: 177 SQ.FT.  
(16.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA: 171 SQ.FT.  
(15.8 SQ.M.)



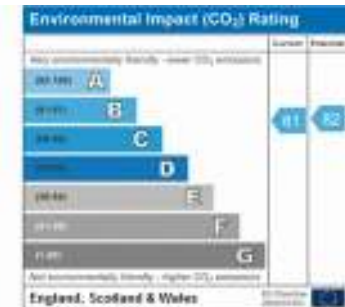
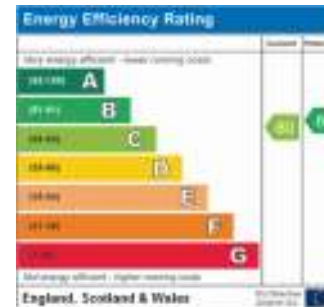
2ND FLOOR  
APPROX. FLOOR  
AREA: 171 SQ.FT.  
(15.8 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA: 236 SQ.FT.  
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA: 680 SQ.FT. (63.3 SQ.M.)

We warrant every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, etc. are approximate and do not constitute a contract. This plan is for illustrative purposes only and should be used as a guide only. It does not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. S514



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