



3 Little Meadow Way, Bideford, North Devon, EX39 3QZ
Guide Price £329,950

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3 Little Meadow Way, Bideford, North Devon, EX39 3QZ

An impressive and most spacious 5 bedroom detached house with a very generous Integral Garage, situated on a larger than average plot at the end of a select cul-de-sac on this popular development. Benefiting from UPVC double glazing complemented by gas fired central heating, the property is approached by a driveway providing parking for several vehicles. EPC C

- Spacious detached family home
- 21ft kitchen diner
- 18ft living room with balcony
- 5 double bedrooms, one ensuite
- Family bathroom
- Generous plot
- Gas fired radiator central heating
- PVCu double glazing
- Large garage/workshop
- Parking for several vehicles

Little Meadow Way is a popular sought-after cul-de-sac, situated on the fringe of this development. Bideford Town Centre is only a mile away and offers an excellent range of shopping facilities and amenities. Closer facilities include a post office, health centre, Bideford College and hospital, all within walking distance and the Atlantic Village shopping centre and three supermarkets are within easy reach. Conveniently positioned within a mile of the Link Road connecting with the M5 at Tiverton, there is also good access to Barnstaple, the areas major regional centre which is about 15 minutes driving distance. The coastal resort of Westward Ho! famed for its sandy beach and adjoining Golf Course is within 3 miles, as is the quaint village of Appledore with its pretty winding streets. The North Devon Coast boasts miles of walking.

Tucked away in a corner location the property has been improved and extended in recent years by the current owner. It benefits from gas fired central heating and PVCu double glazed replacement windows, external doors, fascias and soffits to minimise exterior maintenance.

For approximate dimensions see floorplan.

Ground Floor Accommodation:

Steps lead up from the drive up to the front door and into the:



Living Room: A triple aspect room with balcony, taking in views across the town.

Kitchen Diner: Well appointed and fitted with a comprehensive range of modern light oak effect units, with contrasting work surfaces over, inset stainless steel sink, built under double oven with induction hob and stainless steel extractor over, space for an American style fridge/freezer and dishwasher. Plenty of room for a dining table.

Bedroom 2: Window to front.

Bedroom 3: Window overlooking the rear garden.

Bedroom 5: Window to front.

Bathroom: Modern fully tiled bathroom fitted with a white 4 piece suite, comprising a pedestal wash hand basin, close coupled WC, separate shower cubicle and panelled bath.

Inner Hallway: Stairs to lower ground floor and door to:

Bedroom 4: Window to rear and built in wardrobe.

Lower Ground Floor: Providing access to rear garden. This floor, subject to necessary consents, could be adapted to provide a self contained unit.

Master Bedroom: Window looking over the rear garden, built in cupboard and door to:

Ensuite Shower Room: Part tiled with shower cubicle, pedestal wash hand basin, WC and chrome towel rail.

Utility/Laundry Room: A spacious room with built in floor units with work surfaces over, stainless sink, space and plumbing for a washing machine, built in cupboard.

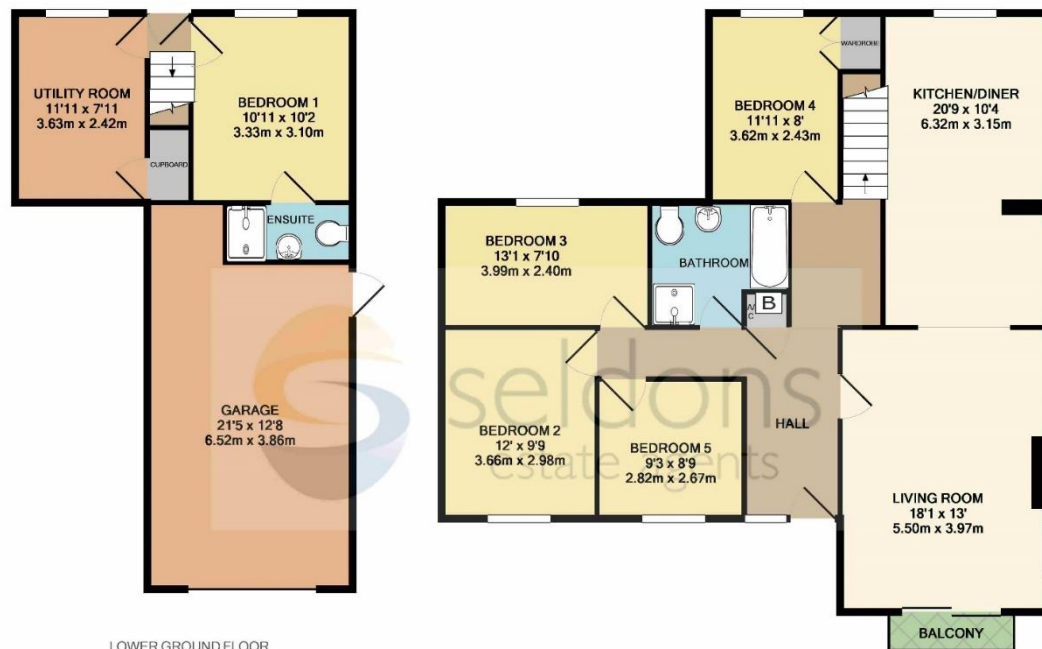
Outside: To the front is a driveway with parking for several vehicles and a large garage, complimenting the generous accommodation. The attractive and mostly level rear garden is mainly laid to lawn with a number of mature trees and shrubs and includes a pergola, gravelled and paved areas.

Services: All main services connected.

Council Tax: Band: C **Tenure:** Freehold

Directions: At the top of the High Street bear left and then turn first right into Abbotsham Road. Proceed along past the health centre and hospital. Continue along past Bideford College, and then turn in right into Lane Field Road. Little Meadow Way will be found by taking the first right into Gatefield Road. Follow this road through the development to the far end. Number 3 occupies a fringe plot in a quiet position.

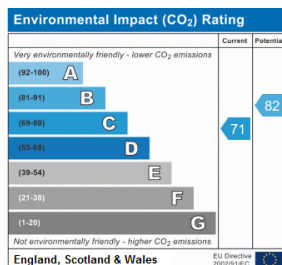
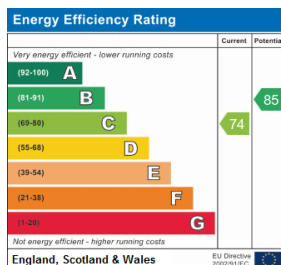




LOWER GROUND FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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