



20 Harvest Lane, Bideford, EX39 3RU  
Guide Price £256,950

 **seldons**  
estate agents



# 20 Harvest Lane, Bideford, EX39 3RU

A well presented 4 bed (master en-suite) spacious detached house with garage and off-road parking. The property enjoys distant views over the nearby countryside and is situated in a popular residential location close to Bideford town. The house also benefits from gas central heating, uPVC double glazing two reception rooms and conservatory with views across the enclosed rear garden and countryside. Viewing Highly Recommended.

- 4 Bed (master en-suite) Detached House
- Countryside Views
- Garage & Off-Road Parking
- 2 Reception Rooms
- Kitchen & Separate Utility Room
- Conservatory
- Attractive Gardens
- Gas Central Heating
- UPVC Double Glazing

A uPVC double glazed patio door leads into the entrance porch with tiled flooring and a double power socket. A part glazed main entrance front door leads into the entrance hall that has doors leading to all rooms, stairs rising to the first floor, wood effect flooring, useful under stairs storage cupboard and a cloakroom WC.

**Living Room:** A large bright double aspect room with a gas flame effect fireplace with an ornate surround set in a marble hear and a TV point. Patio doors lead into the conservatory that enjoys an attractive outlook over the garden and nearby countryside. A door gives access to the patio area and garden.

**Kitchen:** Comprises a good range of wood fronted eye-level and base units, stainless steel sink with chrome taps, tiled splashbacks, roll edge work surfaces, integrated oven and hob with an extractor hood over. There is also space for appliances, tile effect flooring and a uPVC double glazed window to front. A door leads into the utility room that has wood fronted eye-level and base units, roll edge work surfaces, stainless-steel sink with chrome taps





and tiled splash backs. There is also appliance space and a door giving side access.

**Dining Room:** A bright double aspect room that overlooks the attractive front garden, wood effect flooring, radiator, TV point and telephone point.

**First Floor Landing:** doors to bedrooms and bathroom, access to loft.

**Bedroom 1:** A good size double bedroom with built-in wardrobes, uPVC double glazed window to front, door to en-suite wet room that comprises a low flush WC, pedestal wash hand basin and electric shower, part tiled walls, frosted double glazed window.

**Bedroom 2:** A double aspect double bedroom with attractive views over the nearby countryside, built-in wardrobes, TV point.

**Bedroom 3:** A double aspect room enjoying far reaching views across the nearby countryside and Bideford bridge, built-in storage cupboard.

**Bedroom 4:** A good size room enjoying fantastic views over the surrounding countryside and Bideford bridge.

**Family Bathroom:** Comprises a white modern three piece suite, panelled bath with chrome mixer taps and hand-held shower over, pedestal wash hand basin with chrome taps and low flush WC, part tiled walls, radiator and frosted uPVC double glazed window.

**Outside:** To the front of the property is a beautifully maintained lawned garden with a wide range of mature flower and shrub borders, private driveway with ample off road parking for at least two vehicles and single garage with light and power and a gate giving access to the rear garden. To the rear of the property is an enclosed and private and enclosed garden with paved patio seating areas and a level lawned area bordered by a wide range of mature shrubs and flowers.

**Directions:** From Bideford Quay proceed up Bideford High Street, at the top turn left and then right on to Abbotsham Road. Continue along this Road and turn right into Lane Field Road. Proceed along this road for a short distance and turn left into Harvest Lane where the property will be found on the left.

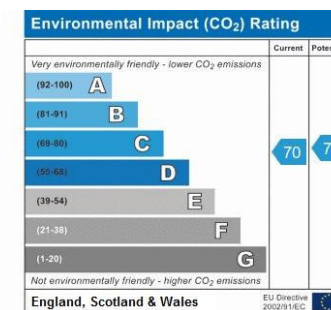
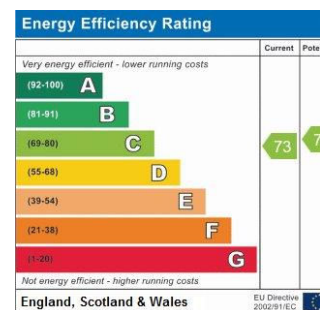
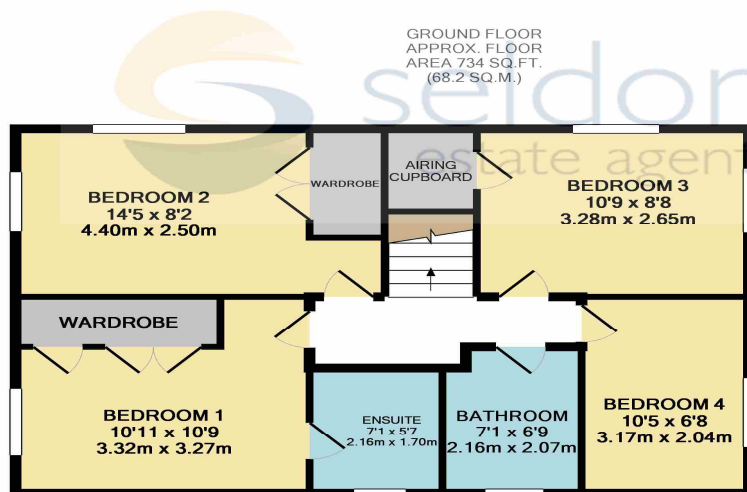
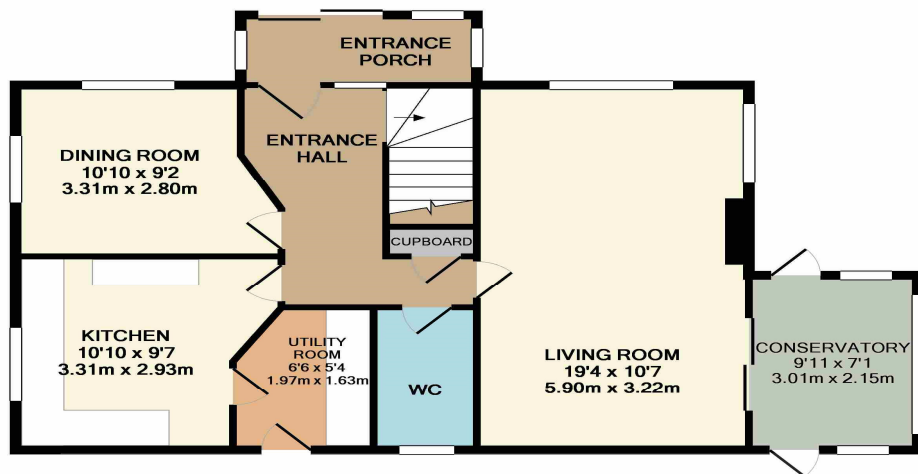
#### **General**

**Tenure:** Freehold

**Council Tax:** Band D

**Services:** All mains services connected





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