



A 4 bedroom detached house situated on this popular residential development offering spacious accommodation throughout together with a fully enclosed rear garden, driveway parking and a single garage. No Onward Going Chain



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47 Water Park Road , Bideford, Devon,  
EX39 3RB | Guide Price £360,000



No47 is a spacious detached 4 bedroom house that is situated on the popular Londonderry Farm Estate. The property offers good sized accommodation with a ground floor having a good sized living room, WC, together with a bright and spacious kitchen/diner.

To the first floor are 4 bedrooms (3 of which are doubles) all being served by a modern wet room.

To the front of the property is an area of lawn and driveway providing off road parking for several vehicles whilst to the rear is a full enclosed West facing garden.

**Situation:** Water Park Road is situated on the popular Londonderry Farm development on the edge of Bideford. Bideford benefits from a good range of local amenities, local and national shops, schools, banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the popular Royal North Devon Golf Club also the picturesque fishing village of Appledore is nearby with popular local bars and restaurants. The regional centre of Barnstaple is approximately 10 miles away.

**Directions:** From Bideford Quay proceed up the High Street, at the top turn left and take the next right hand turning into Abbotsham Road. After about half a mile turn right into Lane field Road (Londonderry), take the 1st left hand turning into Water Park Road where the property will be found a short distance on the left hand side with a 'For Sale' board clearly displayed. The accommodation comprises: (All measurements are approximate)

**Entrance Porch:** 6' 8" x 3' 9" (2.03m x 1.14m) Tiled flooring with door into:

**Entrance Hall:** Wooden flooring with access to useful under stairs cupboard.

**WC:** 6' 0" x 2' 11" (1.83m x 0.89m) Low level WC with hidden cistern together with wash basin.

**Living Room:** 19' 5" x 12' 10"max (5.91m x 3.91m) A bright and spacious living room with feature bay window overlooking the front of the property.

**Kitchen/Diner:** 19' 4" x 10' 0" (5.89m x 3.05m) A good sized room conveniently split into a kitchen area and dining area. The kitchen has a range of matching cupboards at both base and eye level with marble effect work surfaces. Integrated eye level double oven together with 4 ring electric hob with extractor hood over together with 2 under counter spaces. To the other side of the room is space for a dining table and chairs with patio doors leading to the rear garden.

#### 1st Floor Landing:

**Bedroom 1:** 10' 8" x 10' 6" (3.25m x 3.20m) Located at the front of the property with the advantage of built in wardrobes with mirror sliding doors.

**Bedroom 2:** 10' 0" x 10' 2" (3.05m x 3.10m) Located at the rear of the property overlooking the rear garden.

**Bedroom 3:** 10' 10" x 8' 7" (3.30m x 2.61m) A good sized room located at the front of the property.

**Bedroom 4:** 8' 11" x 7' 9" (2.72m x 2.36m) A single room located at the rear of the property.

**Wetroom:** 7' 2" x 5' 5" (2.18m x 1.65m) A modern wet room comprising of a low level WC with hidden cistern, wash basin and electric shower with grab handle and glass shower screen.

**Outside:** To the front of the property is a lawned garden with mature trees and shrubs with a driveway providing off road parking for several vehicles with access to the single garage located on the side of the property. The fully enclosed rear garden is West facing and offers a good size patio to the rear and both sides together with a lawned garden with two storage sheds at the back of the garden.



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