



10 Alverdiscott Road

- Bideford -



A substantial and versatile detached home with up to five or six bedrooms, a one bedroom detached bungalow annexe, a double garage/workshop with summer room/home office above and parking for several vehicles - all set within a third of an acre plot.

Substantially refurbished by the current owners and located in a popular residential area of Bideford, this family home is something quite special.

WARM WELCOME

"We love how versatile and spacious this home is!"





VERSATILITY & SPACE

The main house offers a range of spaces that would satisfy almost any family. The large completely remodelled kitchen dining space is luxurious and light and has space for everything you need. Granite style Minerva worktops sit upon an extensive range of gloss cabinets with space for a large range cooker and American style fridge freezer. The fitted appliances include a dishwasher and wine fridge.

Ample storage extends into the spacious open plan dining area which currently provides a dining and seating area but could easily take a large extended dining table. One superb feature for comfortable family living is the large utility room cleverly tucked away next to the stairs that lead you to the first floor.





Double doors connect you to the large end to end living room with solid wood flooring and a choice of conservatories at either end. The large rear conservatory has double doors out to the lower rear patio areas and make an ideal addition for summer family gatherings.





The versatility continues with a further ground floor room which could be a bedroom, study, or playroom to name a few and a large ground floor en-suite bedroom to the rear.

With double doors out to a patio area and its own very well appointed en-suite shower room with walk in shower this space would be ideal as an informal annexe space for a relative from any generation of the family or equally for someone with restricted mobility where stairs are not an option.



THE SLUMBER ZONE

On the first floor, space and versatility continues with a choice of four double bedrooms, all with aspects overlooking the rear garden.

A beautifully fitted family bathroom provides ample facilities and a large storage space which runs adjacent to the hallway and into the main bedroom at the end. This could be converted to become an en-suite shower room for this bedroom.



Steps from the lower patio area and a level path from the rear lead to a large paved patio area which could take its own set of patio furniture. Double doors give access into a spacious and well appointed open plan kitchen living area.

A lovely fitted kitchen provides all you could need to conjure up a sumptuous meal or quick snack with a complete range of wall and base cabinets, integrated oven, gas hob and stainless steel splashback and extraction hood - and space for a under counter fridge freezer and washing machine.





THE BUNGALOW ANNEXE

The open plan living space is light and airy with space for a dining or breakfast table as well as sofas and chairs. There is a well proportioned double bedroom and a very generous bathroom complete with walk in shower and separate bath.

The annexe really does provide spacious and very comfortable living and could work well for a relative or as a separate dwelling for residential or holiday letting.





BUT..you also have the Summer House above which could equally make a great hobby room or studio – or even a detached office – add a bar and you have a superb family entertaining space detached from the main house, the options are really endless and can be adapted to your needs with ease.

Outside there are a number of patio areas including a decked area with glass panelling and a large expanse of grass.

There is also a large raised bed to the rear which was previously a large pond, which again could be utilised in many ways and perhaps for the more ambitious a plunge pool and hot tub area given its very private position.

THE GREAT OUTDOORS

This plot provides so much outside as well as in. To the front there is a large driveway and parking area which could take many vehicles but there is also a gate which opens to further area of driveway/parking bringing you up to the double garage/workshop.

The garage/workshop is a great space and again as versatile as any other in this property and would also make a great hobby room or studio.





SUMMER HOUSE & DECK

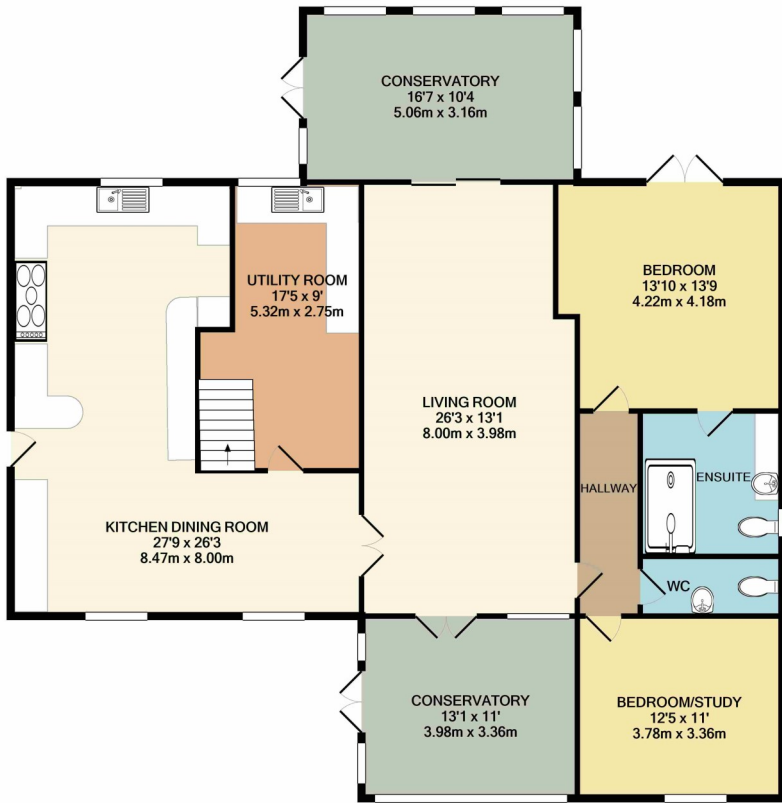
OUT & ABOUT

Positioned not far from Bideford town centre the property has access to many local amenities including a range of shops, bars and cafes. The local schools are nearby with a primary school just a short distance along the road.

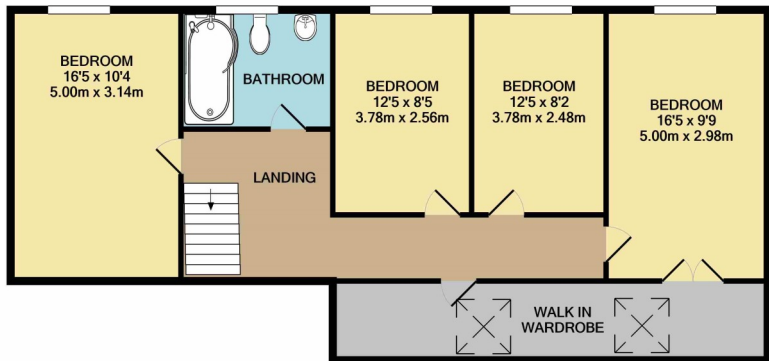
The Tarka Trail is also a short distance away and offers miles of traffic free mostly level cycling for the active family to enjoy. The beaches at Westward Ho! and the estuary sands of Instow are a short drive away.

In addition, the oldest golf course in England (Royal North Devon) and two championship links courses at Saunton, the Instow Yacht Club, the Tarka Tennis Centre, stunning scenery and walking in Exmoor National Park are all within reach.

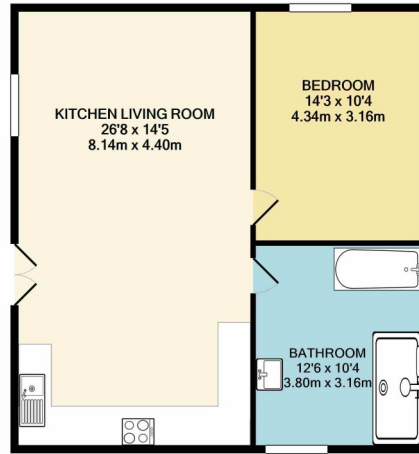




GROUND FLOOR



1ST FLOOR



ANNEXE

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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AGENTS NOTES

The property is Freehold. Council Tax - Main House Band D, Annexe Band A.

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

To view 10 Alverdiscott Road
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