



## Hillcrest Graynfyldre Drive, Bideford, EX39 4AP

Price Guide £325,000

- Charming Detached Bungalow
- Bundles Of Potential
- Garage & Off Road Parking
- Close To Bus Route
- Close To Town & Amenities
- Large, Private Rear Garden
- Desirable Location
- Must See!

# Hillcrest Graynfyld Drive, Bideford EX39 4AP

Set on the popular and exclusive Graynfyld Drive, this detached bungalow presents a fantastic opportunity for those looking to modernise and make a property truly their own. Offering excellent potential in a highly desirable location. Inside, the bungalow is well planned, with flexible living spaces well-suited to everyday life or entertaining. A standout feature is the generous garden, thoughtfully divided into sections and accompanied by two useful outbuildings – ideal for storage, hobbies, or green-fingered buyers. Just a short distance from the town centre and local amenities, the location is very convenient for many potential buyers.



Council Tax Band: D



### Entrance Hall

A welcoming entrance to the home, providing plenty of space for coats, shoes, and everyday essentials.

### Lounge/Diner

25'3" x 15'10" (narrowing to 8'5")

A bright and spacious dual-aspect room, filled with natural light and centred around a cosy fireplace. There's ample room for comfortable lounge furniture as well as a dining table and chairs, making it a versatile space for both relaxing and entertaining.

### Kitchen

12'9" x 9'8"

In need of updating, the kitchen offers generous worktop space and is fitted with a range of matching base and wall units for storage. It includes a cooker with electric hob, a sink with drainer, and space for essential white goods. A useful pantry/storage cupboard adds practicality, and there is direct access to the rear garden.

### Bathroom

7'8" x 5'4"

The bathroom features a white suite comprising a bathtub and hand wash basin, with a separate WC located just next door. A built-in storage cupboard adds extra practicality.

### WC

Comprising a low level WC

### Bedroom One

10'11" x 10'5"

A generous double bedroom, flooded with natural light from a large window. The room also benefits from built-in storage.

### Bedroom Two

10'10" x 9'11"

A further double bedroom, enjoying a pleasant outlook over the rear garden – an ideal guest room, or second bedroom.

### Bedroom Three

8'5" x 7'10"

A versatile single room, ideal for use as a home office, hobbies room, or occasional guest bedroom.

### Outside

Approaching the property, you'll find a driveway providing convenient off-road parking alongside a front garden laid mainly to lawn. Side access leads to the detached garage and the first outbuilding, offering valuable dry, warm storage.

The rear garden is a standout feature, boasting extensive lawn areas bordered by mature hedgerows for privacy. A pathway continues to the far end of the garden, revealing an additional lawn and further hedging, creating a large, versatile, and secluded outdoor space with plenty of potential.

### Services

All mains services, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1000 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



## Directions

Starting from Bideford Quay, head across the Old Bridge towards the mini roundabout, then take the first exit onto Old Barnstaple Road. Continue along Old Barnstaple Road and take a right turn onto Graynfyld Drive. Follow the road to reach the property at the top of the road and straight ahead.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

D

