



1 Knightsfield Rise
Northam, Bideford, Devon EX39 1TG

Price Guide £285,000

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A 3 bed detached modern bungalow in a quiet position close to Northam Burrows, set in a good sized corner plot which is not overlooked at the rear. This property offers well proportioned rooms and has the added benefit of a conservatory off the living room. Hall, living room, conservatory, kit/breakfast room, utility, cloakroom, 3 beds (all with fitted wardrobes), shower room, gas CH, uPVC DG, gardens and garage. No chain.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centre, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Hol, with its long sandy beaches and championship Golf Course. A Regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant, where a wide range of amenities and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and Cornwall.



Entrance Porch with sliding double glazed doors from the outside. Door opens to:

Reception Hall

Radiator. Built in airing cupboard and coat cupboard. Hatch to loft space.

Kitchen/Breakfast Room

4.59m x 3.13m (15'5" x 10'3")

Fitted with a range of cream fronted units. Base and wall storage cupboards. Roll edge worksurfaces. 1 ½ bowl sink unit with mixer tap. Space for breakfast table and chairs. Integrated double oven. Fitted gas hob with extractor canopy above. Wall mounted Worcester boiler for central heating. Radiator. Part tiled walls. Door opens to:

Utility Room

2.37m x 1.88m (7'8" x 6'2")

Space and plumbing for washing machine and other appliances. Wall storage cupboards. Door to outside. Radiator. Doors opens to:

Cloakroom

Corner wash hand basin. Low flush w.c.

Living Room

5.07m x 3.29m (16'6" x 10'8")

Fitted gas fire. TV point. coved ceiling. Radiator. Double sliding doors open to:

Conservatory

3.06m x 3.05m (10' x 10')

Casement doors to Garden. uPVC construction. Radiator.

Bedroom 1

4.10m x 3.01m (13'5" x 9'9")

Radiator. Range of fitted wardrobe cupboards with centre bed recess. Bed side cabinets with cupboards over. Dressing table unit with drawers.

Bedroom 2

3.53m x 3.43m (11'6" x 11'3")

Range of fitted wardrobe cupboards with centre bed recess and bedside cabinets and cupboards over. Fitted drawer units. Radiator. Square box bay window to the side.

Bedroom 3

2.44m x 2.35m (8' x 7'7")

Radiator. Range of fitted wardrobe cupboards along one wall with recess for bed. Desk unit with shelves over.

Shower Room

2.81m x 1.88m (9'2" x 6'2")

Fitted with wash hand basin. low flush w.c. large double width shower cubicle with sliding screen with hand shower and cascade shower. Radiator. Shaver light. Part tiled walls.

Outside

Adjoining Garage

5.19m x 2.63m (17' x 8'6")

Light and power. Automatic up and over roller door. Rear door to Garden.

Rear Garden

This is a particular feature of this property being completely enclosed by high panel fencing giving a high degree of privacy. Laid mainly to grass with flower and shrub borders. Side gate to front garden. On the far side of the garden along the side of the property is a gravelled and terraced area with timber garden shed. Outside water tap.

To the front of the property is an open plan area of garden laid mainly to grass with shrub borders. Mediterranean style garden next to the driveway with stone chippings. Driveway suitable for two cars in front of the garage. Outside light.

Services: Mains gas, electric and water. PVCU double glazing. Gas fired central heating.

Energy Performance Certificate: C

Council Tax Banding: D

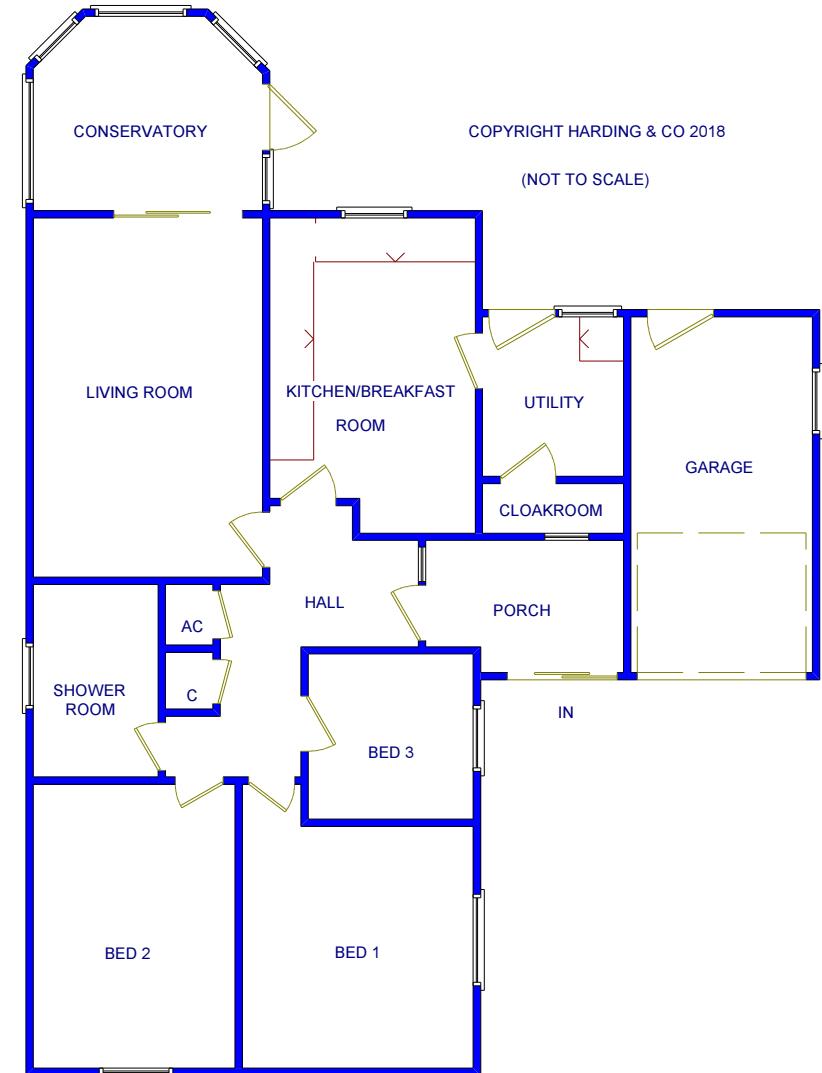
Directions: From Bideford Quay proceed to Heywood roundabout taking the second exit sign posted Northam and Westward Ho! Turn right sign posted Northam and proceed through the village turning on to Sandymere Road. Continue on this road and turn right sign posted Appledore. Turn right into Skern Way then turn left and then immediately right into Knightsfield Rise where the property can be found on the left.



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