



12 Greenacre Close
Northam, Bideford, Devon EX39 1DA

Price Guide £329,000

HARDING & CO
ESTATE AGENTS & VALUERS

A deceptively spacious 4 bed detached house with accommodation over 3 levels with the rear facing rooms enjoying lovely views over the sea towards Saunton in the distance. This property has evolved over the years into this spacious and well-presented home suitable for a family or possibly dual occupation. The house is situated in a quiet no-through road and benefits from a large garden at the rear and has ample parking for cars and a caravan to the front. Hall, lounge with study area, large living/dining/kitchen on the lower ground floor, 4 beds, 2 bath/shower rooms, gas CH uPVC DG.

The village of Northam benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas. Nearby is Westward Ho!, 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 Door to:

Reception Hall

With double doors leading to the outside, radiator, stairs rising to first floor with under stairs storage cupboard. Built-in double storage cupboard with wall mounted Worcester combi boiler and space for tumble dryer.

Living Room

5.30m x 3.57m (17'4 x 11'7)

Feature fireplace, 2 large picture windows enjoying panoramic sea views in the distance, radiator. This room in turn opens to:

Study Area

3.2m x 2.79m (10'5 x 9'1)

Feature window enjoying views towards the ocean, recess with shelving, side window, stairs lead down to:

Lower Ground Floor

Kitchen/Dining/Family Room

6.93m x 4.48m max (22'7 x 14'7)

Super family-orientated entertaining area with a range of modern, gloss-fronted base and wall storage cupboards with worktops over, with feature, bespoke timber drawers and cupboards, stainless steel one and a half bowl sink with mixer tap, parquet flooring in the kitchen area, recess for cooker, radiator, 2 large windows enjoying views over the garden towards the sea in the distance, double casement doors open to outside, radiator, door opens to:

Inner Lobby

With separate door to:

Cloakroom

Comprising low flush WC, pedestal wash hand basin with tiled splashback, radiator.

A door from the Kitchen opens to a very useful **Cellar** with restricted head height extending throughout the ground floor of the property affording plenty of storage space, electric light and power.

Bedroom 2

3m x 2.97m (9'8 x 9'7)

Radiator, window to the front.

Bedroom 3

L-shaped room measuring 3.61m x 3.21m (11'8 x 10'5)

Built-in double wardrobe cupboard with hanging rail and shelving, radiator, window to the front.

Bedroom 4

3m x 2.45m (9'8 x 8')

Radiator window to the front.

Utility Room

2.24m x 1.32m (7'3 x 4'3)

Fitted with a Butlers sink unit, hot and cold tap, rolled edge work surfaces with space and plumbing for washing machine, radiator, fitted wall cupboard, view over the garden to the rear.

Shower Room

Comprising corner entry shower cubicle, with shower boarding, white suite of low flush WC, wash hand basin with mixer tap and cupboards below, heated towel ladder, half panelled walls.

First Floor Landing-

Velux window, door to:

Bedroom 1

4.87m x 2.94m (16' x 9'6)

Eaves storage space, open cupboard with hanging rail and shelving, radiator, floor to ceiling window enjoying superb views over the sea towards Saunton in the distance.

Bathroom

White suite with low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand shower attachment, part tiled splashbacks, radiator, floor to ceiling window overlooking the front.

Outside

To the rear of the property the **Garden** comprises a concrete patio leading directly off the Kitchen/Family Room which in turn leads down to a large expanse of lawn enclosed by mature hedging and fencing on all sides with timber-built **Summer House** and **2 Garden Sheds**. There is a further part-brick, part-timber built **Workshop** adjoining the house providing useful extra storage, outside water tap and gated access to the Front Garden.

The **Front Garden** comprises a wide tarmac driveway, a separate recess suitable for a caravan etc and an area of grass enclosed by mature hedging.

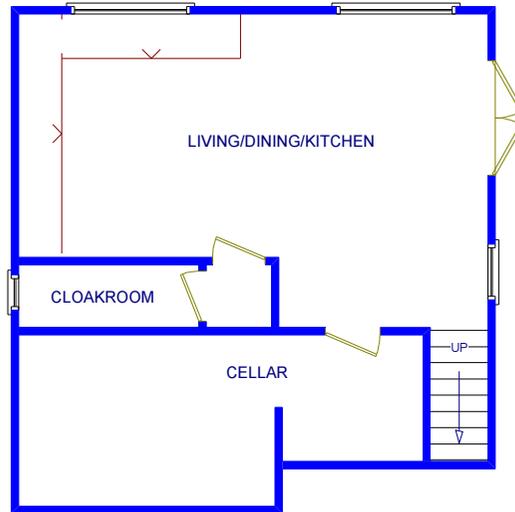


Services: All main services connected, uPVC double glazing, gas fired central heating.

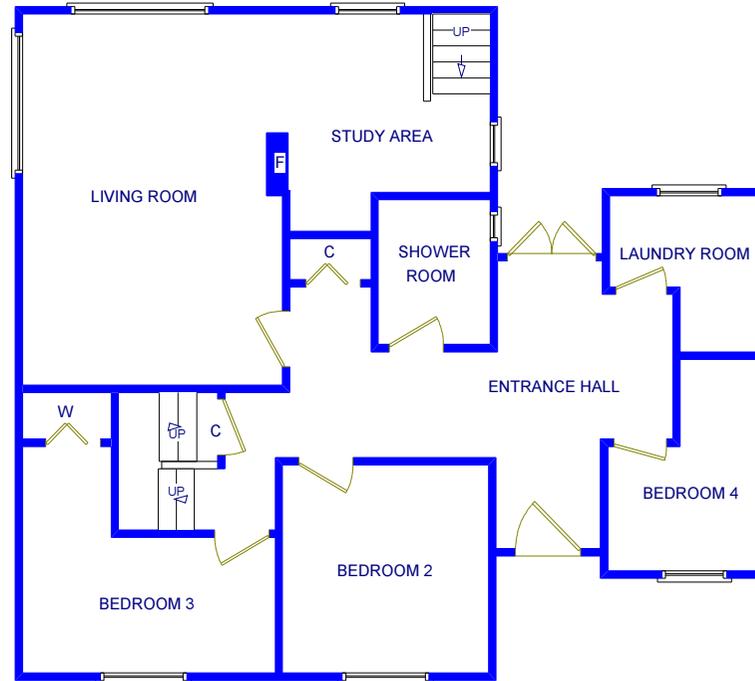
Energy Performance Certificate: D
Council Tax Banding: D

Directions:

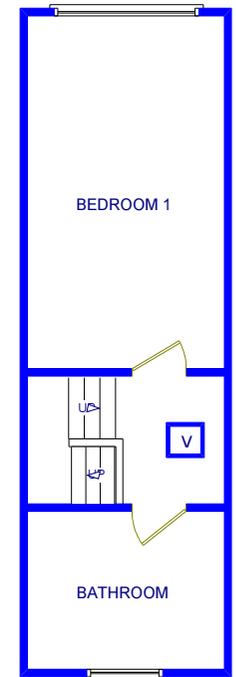
From Bideford proceed over the A39 Heywood roundabout towards Northam and Westward Ho!. Turn right into Churchill Way towards Appledore, then take the 3rd turning right after the swimming pool into Windmill Lane. Proceed along Windmill Lane until you reach Greenacre Close which is a turning on the left hand side.



LOWER GROUND FLOOR
 NOT TO SCALE
 COPYRIGHT HARDING & CO 2019



GROUND FLOOR



FIRST FLOOR

31 Bridgeland Street, Bideford,
 Devon EX39 2PS

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



