



47 Highfield
Northam, Bideford, Devon EX39 1BB

Price Guide £285,000

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Built approximately 4 years ago to a high standard, a very well presented 4 bed (1 en-suite) semi-detached house, in a popular residential area off Bay View Rd, benefiting from lovely far reaching estuary views towards Appledore in the distance. The ground floor consists of a cloakroom, large open plan reception space and fitted kitchen with granite worktops. There are 3 bedrooms and a bathroom on the 1st floor and a large master suite on the 2nd floor with an en-suite and a balcony from where to enjoy the estuary views. There is a garage and private drive and enclosed garden at the rear. Gas CH and uPVC double glazing.

Bay View Road runs along the cliff top overlooking the Northam Burrows Country Park, and the coastal resort of Westward Ho! with its blue flag sandy beaches and local amenities including a range of shops, pubs and eateries. Also nearby are villages of Abbotsham with its post office and primary school and Northam with its infant and junior schools, health and dental centres. The South West Coast Path is easily accessible off the nearby Kipling Torrs offering superb walks with stunning vistas along this rugged coastline. The port and market town of Bideford is approximately 2 miles away offering a wider range of amenities.



Half Glazed Front Door to:

Entrance Hall

A welcoming entrance hallway with attractive floor tiling. Understairs storage cupboard. Stairs rising to First Floor and doors to Open Plan Living Room, Kitchen/Dining Room, Cloakroom

Cloakroom

White suite of low flush w.c. and wash hand basin with vanity cupboard beneath. Tiled flooring. Window to side.

Cloaks Cupboard

Worcester combi boiler for heating and hot water.

Open Plan Kitchen Area and Living Room

Kitchen Area

4.03m x 3.16m (13'2" x 10'4")

Excellent range of gloss fronted units with stainless steel handles. Granite worksurfaces. Stainless steel double bowl inset sink unit with mixer tap. Integrated fridge freezer. Microwave oven. Five burner hob with extractor canopy above and stainless steel backplate. Plenty of eye level wall cupboards and base cupboards.

Inset ceiling LED downlighters. Integrated dishwasher and washing machine. Tiled floor with underfloor heating leading into the

Living Room

5.28m x 3.25m (17'3" x 10'7")

Two windows to garden and casement door opening to outside. LED ceiling downlighters, underfloor heating.

First Floor Landing

Built in airing cupboard housing modern high pressure water tank. Further stairs rising to

Second Floor

Bedroom 2

4.05m x 3.2m (13'3" x 10'5")

Radiator. Recess for wardrobe. Ceiling downlighters. Views to the front towards Appledore and the estuary.

Bedroom 3

4.03m x 2.51m (13'2" x 8'2")

Ceiling downlighters. Radiator. View over the rear garden.

Bedroom 4

2.66m x 2.26m (8'7" x 7'4")

Radiator. View over the rear garden.

Family Bathroom

Modern white suite of panelled bath with mixer tap and shower attachment. Enclosed wash hand basin with cupboards and drawers below. Low flush w.c. with concealed cistern. Ceiling downlighters. Ceramic tiled floor. Chrome heated towel rail. Window. Shaver point. Part tiled walls.

Second Floor Landing

Door opens to

Walk in Store Cupboard

Radiator and light. This room has potential to be used as a Dressing Room or Small Study.

Bedroom 1

5.28m x 3.86m max (17'3" x 12'7")

A spacious room with Velux window. Double casement doors opening to lovely balcony with far reaching views across the estuary towards Appledore and Braunton in the distance. Built-in double wardrobe cupboard. Ceiling downlighters. Radiator. Door opens to:

Shower Room

Modern white suite of low flush w.c. Wide wash hand basin with cupboards below. Double width shower cubicle with cascade shower and hand shower attachment. Velux window. Shaver point. Ceiling downlighters.

Balcony
2.58m x 1.42 (8'4" x 4'6")
Outside lighting.

Outside

To the front of the property the private driveway leads to the Garage. Pedestrian side access leads to the rear garden which is a particular feature of the house being neatly laid on two levels with an area of grass, patio and raised pond with shrubs and borders. This in turn leads to further raised sun trap patio where one can enjoy distant views towards the estuary. The garden as a whole is enclosed by fencing and a high brick wall. Rear access to:

Garage

5.64m x 3.24m (18'5" x 10'6")

Electric light power and up and over roller door. Loft storage space.

Services: All mains services connected. UPVC double glazing. Gas fired central heating.

Energy Performance Certificate: B

Council Tax Banding: C

Directions: From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Appledore and take the 2nd left into Bay View Road. Proceed along this road taking the first on the right into Highfield and No.47 can be found as the second property on the left.

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