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45 HIGHFIELD, NORTHAM, BIDEFORD. EX39 1BB – GUIDE £399,950

An executive four bedroom detached property with the accommodation being set over three floors, positioned in a sought after location benefiting from fabulous estuary and coastal views. The house has been updated since being built in 2013 and forms part of a small development of similar properties just off Bay View Road and within walking distance of Northam village being full of useful amenities.



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Highfield is a small and particularly popular development tucked away off Bay View Road and being a comfortable walk from the local medical centre, dental surgery, library, village shops and church. There is also a village junior and infant school plus indoor heated swimming pool/gym complex. Regular bus services commute from Northam village to the nearby port and market town of Bideford (1 1/2 miles) and also the seaside resort of Westward Ho! the latter having a long sandy beach, adjoining championship golf course and miles of cliffside walks.

DIRECTIONS: From Bideford proceed out of the town past Morrisons supermarket 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 right into Highfield and No.45 can be found after a short distance on the left hand side.

SERVICES: All Mains services connected. Gas fired central heating and Upvc double glazed windows and doors.

COUNCIL TAX: Band E

TENURE: Freehold.

ACCOMMODATION: (all measurements are approximate)

Composite double glazed front door into:

ENTRANCE HALL: Cupboard housing Worcester gas fired boiler, understairs cupboard for shoes and cloaks. tiled flooring and stairs to first floor.

LIVING ROOM: 5.44m x 3.35m. Electric fire, fitted carpet as laid and uPVC double glazed door into the rear garden.

CLOAKROOM: Low level dual flush WC, wash basin with tiled splashback, extractor fan and tiled flooring.

KITCHEN/DINER: 5.68m x 2.77m. Working surface incorporating one and a half bowl stainless steel sink unit, five ring gas hob with extractor above and adjacent eye level microwave and oven below. Integrated dishwasher, washing machine and fridge freezer. Cupboards, drawers and matching wall units. Tiled flooring and uPVC double glazed French doors into the rear garden.

STAIRS & FIRST FLOOR LANDING: Fitted carpet as laid, airing cupboard with shelving housing the hot water tank. Stairs to the second floor.

BEDROOM TWO: 4.14m x 3.40m. Radiator and fitted carpet as laid.

ENSUITE: Dual flush low level WC, wash basin, shower cubicle with splash boarding. Large chrome ladder style radiator, extractor and tiled flooring.

BEDROOM THREE: 3.01m x 2.78m. Radiator, fitted carpet as laid, sea and estuary views.

BEDROOM FOUR: 2.77m x 2.31m. Radiator, fitted carpet as laid, sea and estuary views.

STAIRS TO SECOND FLOOR: Velux window and fitted carpet as laid.

MASTER BEDROOM: 5.95m x 4.49m (max) with some restricted head height. Dual aspect room with superb uninterrupted sea and estuary views. Radiator, fitted carpet as laid and uPVC French doors opening onto a balcony with glass balustrade, chrome hand rails and having fantastic panoramic views. Large walk in wardrobe currently used for storage.

EN-SUITE: 3.52m x 2.56m. Bath with fitted mixer taps, dual flush low level WC, shower cubicle with splash boarding. Wash basin vanity unit with tiled splash back. Extractor fan, large chrome ladder style radiator and tiled flooring.

OUTSIDE: To the side of the property is one car driveway plus on street parking available. The **GARAGE:** 5.89m x 3.02m has power and light connected, overhead storage and an electric roller door. A side gate leads into the low maintenance REAR GARDEN having astro turf lawn, border flower beds/potted plants and a patio area. Outdoor power socket and fitted seating along the fence line.



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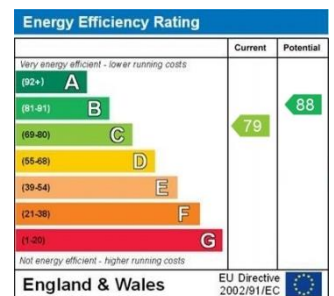


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Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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