Bond Oxborough Phillips

Changing Lifestyles

30 King Alfred Crescent
Northam
Bideford
Devon
EX39 1UF

Guide Price: £485,000 Freehold







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30 King Alfred Crescent, Northam, Bideford, Devon, EX39 1UF

A DETACHED HOME WITH A DOUBLE GARAGE & GATED MOTORHOME / CARAVAN PARKING

- 4 double Bedrooms (2 En-suite)
- Lounge with doors opening into the Conservatory
- Conservatory with underfloor heating & doors opening to the rear garden
- Separate Dining Room & Study / potential fifth Bedroom
- Refitted Kitchen / Breakfast Room & separate Utility Room
- Private driveway parking with electric gates opening to a further parking area & Detached Double Garage











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A 4 double Bedroom detached house in King Alfred Crescent, Northam offering versatile accommodation, a detached double garage and substantial gated parking suitable for a motorhome or caravan. Purchased off-plan by the current owner in 2004, the property has benefited from an extensive programme of upgrades, including a refitted Kitchen / Breakfast Room and a refurbished Principal En-suite Wet Room.

The layout provides space for family living, entertaining and working from home, with a Lounge opening into a Conservatory, a separate Dining Room and a front-facing Study offering potential for a ground floor fifth Bedroom. Upstairs, all 4 double Bedrooms have built-in wardrobes, with 2 enjoying En Suite facilities alongside the Family Bathroom.

The Reception Hall has a tiled floor and a useful understairs storage cupboard. A Cloakroom is fitted with a modern white suite. Fully glazed doors lead from the hallway into the separate Dining Room.

The Lounge features a remote-controlled coal-effect gas fire set within a Portland stone fireplace. Fully glazed doors open into the Conservatory, connecting the living spaces whilst allowing them to be used independently. The Conservatory has a tiled floor with underfloor heating and opens directly onto the rear garden.

The refitted Kitchen / Breakfast Room offers a comprehensive range of high-quality, soft-closing units, ample storage and granite worktops. The extensive specification includes an induction hob with extractor, eye-level double steam ovens, 1 incorporating a microwave, a built-in American-style double fridge / freezer with an ice dispenser, a wine cooler and a waste disposal unit. The breakfast area provides space for informal dining. A separate Utility Room offers ample appliance space and direct access to the rear garden.

The galleried first floor landing includes an airing cupboard housing the gas fired central heating boiler which the owner advises was installed approximately 3-years ago.

The Principal Bedroom benefits from built-in wardrobes and a refurbished En--suite Wet Room. Bedroom 2 also has built-in wardrobes and its own En-suite Shower Room. There are 2 further double Bedrooms, both with built-in wardrobes, together with a Family Bathroom featuring a whirlpool-style bath.

Outside, the private driveway provides off-road parking. Electrically operated gates open into a further fully enclosed parking area measuring approximately 36' x 19'6". This offers an ideal position for a motorhome or caravan, with the Detached Double Garage (measuring 16'6 x 16'5) situated beyond.

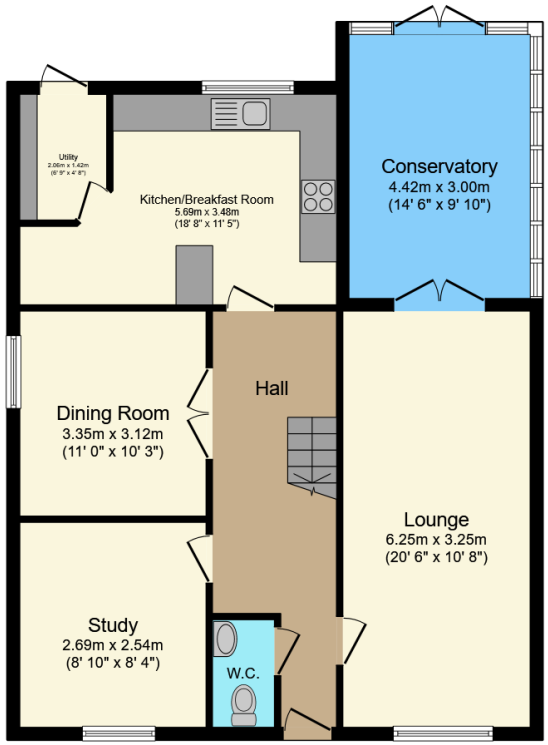
The rear garden is accessible from both the conservatory and utility room, providing a practical connection between the house and its outdoor space.

With 4 double bedrooms, 2 en-suites, flexible reception rooms and extensive parking, this detached home combines generous accommodation with features that will particularly appeal to buyers seeking space for visiting family, home working or a motorhome.

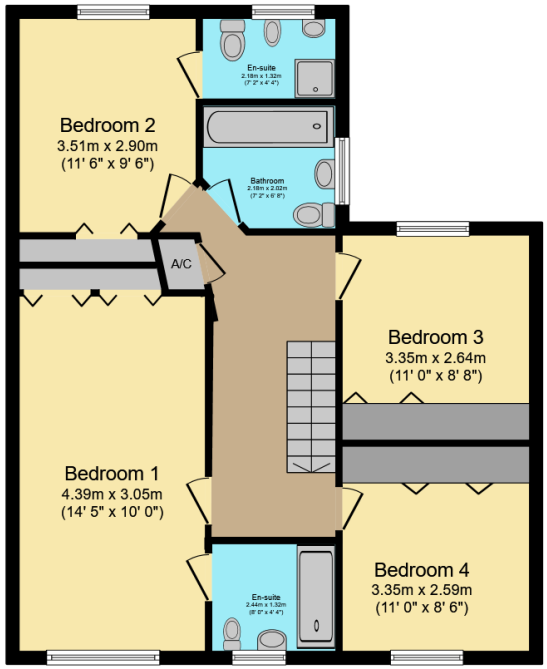
Council Tax Band
E - Torridge District Council

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Ground Floor



First Floor

Total floor area: 164.4 sq.m. (1,769 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by

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Area Information

Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/arch.seated.duty

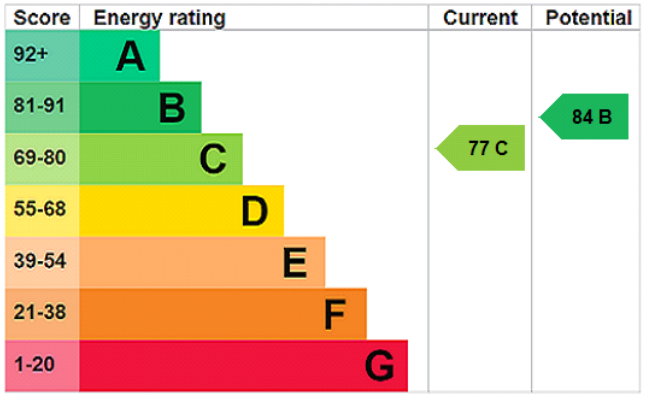
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We are here to help you find and buy your new home...

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

