



10 Wren Close, Northam, Bideford EX39 1UU
Guide Price £380,000



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Just a mile from the coast, an impressive and well presented four bedroom (master en-suite) detached home in a highly sought after location, with a double driveway and garage, as well as a most attractive and good sized rear garden.

- Superior brick built detached house
- Dual aspect Lounge
- Double aspect Kitchen/Breakfast Room
- Utility Room
- 4 Bedrooms
- Master En-Suite
- Double Garage
- Driveway Parking
- Most attractive rear gardens

This well presented home is located on one of Northam's most sought after residential developments and is well situated in a quiet cul-de-sac location. Nearby are all the local amenities and recreational facilities this popular, self-contained village has to offer including the indoor Swimming Pool and Leisure Complex, Medical Centre, Dental Practice and shops around the village square. Northam has its own Primary school and is home to the Royal North Devon Championship Golf Course and Northam Burrows Country Park and is about a mile from the beach at Westward Ho! Bideford, the nearest town has a comprehensive range of shops, schools etc., whilst Barnstaple, the regional centre of North Devon is about 10 miles distant. There is a regular bus service to both towns from Northam.

The house which is presented in excellent order throughout, benefits from gas fired radiator central heating and uPVC double glazed windows and doors throughout. There are four bedrooms with an en-suite to the master bedroom, a dual aspect lounge, a comprehensively fitted kitchen with breakfast room in addition to the dining room. A double garage, driveway and generous private garden, are also much sought after benefits.





FOR APPROXIMATE DIMENSIONS SEE FLOORPLAN

The well-recommended accommodation briefly comprises:

COVERED STORM PORCH: With outside light, half glazed door with matching side panel giving access through to:

ENTRANCE HALL: Pine staircase to first floor, understairs cupboard with storage space, fitted carpet with inset floor mat, 2 telephone points, door to:

LOUNGE: Dual aspect room with feature fireplace, inset with wood burner in a marble hearth with mantle over, French doors to rear garden, front aspect box bay window, inset spot lighting, 2 x wall light points, door through to hallway.

DINING ROOM/STUDY: Rear aspect window with lovely outlook over garden.

KITCHEN/BREAKFAST ROOM: Double aspect room, fitted with an extensive range of light oak effect floor cupboards with drawers under a contrasting worktop, matching fitted wall units, tiled splashbacks, side aspect window, space for fridge/freezer, space and plumbing for a dishwasher, 1 ½ bowl sink unit with mixer taps, range cooker with extractor hood over, in-set spot lighting, opening through to breakfast room, with further units and plenty of space for a table. French doors lead out to rear garden.

UTILITY ROOM: Fitted floor and wall units, inset stainless steel sink and drainer with mixer taps, tiled splashbacks, space and plumbing for a washing machine, space for tumble drier, extractor fan. A half glazed door gives access to rear garden and side access.

CLOAKROOM: Matching white suite comprising low level WC and pedestal wash hand basin, side aspect obscure glazed window.

FIRST FLOOR LANDING: Access to insulated loft space, fitted fire alarm.

MASTER BEDROOM: Rear aspect window with outlook over garden, double built-in wardrobe, 2 x wall light points, telephone point, door to:

EN-SUITE SHOWER ROOM: Comprising shower cubicle with Mira shower over, low level WC, wash hand basin, front





aspect obscure glazed window, wall mounted dual voltage shaver point, extractor fan.

BEDROOM 2: Rear aspect window overlooking garden, 2 wall lights points.

BEDROOM 3: Front aspect window, 2 wall light points.

BEDROOM 4: Rear aspect window overlooking garden.

BATHROOM: Fitted with matching white suite comprising panelled bath with mixer taps and electric shower over, tiled surround, matching low level WC, pedestal wash hand basin, front aspect obscure glazed window, wall mounted shaver point, extractor fan, airing cupboard housing factory lagged hot water tank and having slatted shelving.

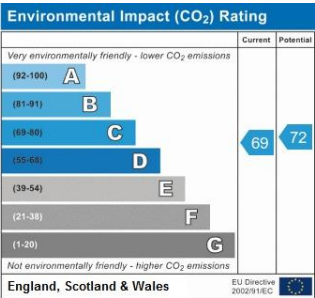
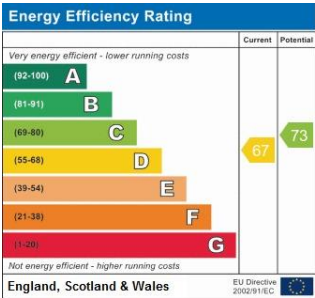
DOUBLE GARAGE: Brick built, with automatic twin metallic up and over doors, power and light connected, wall mounted gas fired central heating boiler (replaced in 2016), private door giving access to side and rear gardens.

OUTSIDE: Sure to appeal to gardeners, the fully enclosed rear garden is major feature of the property, mainly laid to lawn with 2 side patio areas, side gate giving access to the front elevation, shrub and flower borders, greenhouse and recently built Summer House. The deep front garden ensures the house is well set back and is mainly laid to lawn with shrub and flower borders, pathway to front of property, tarmac driveway with off road parking for two vehicles.

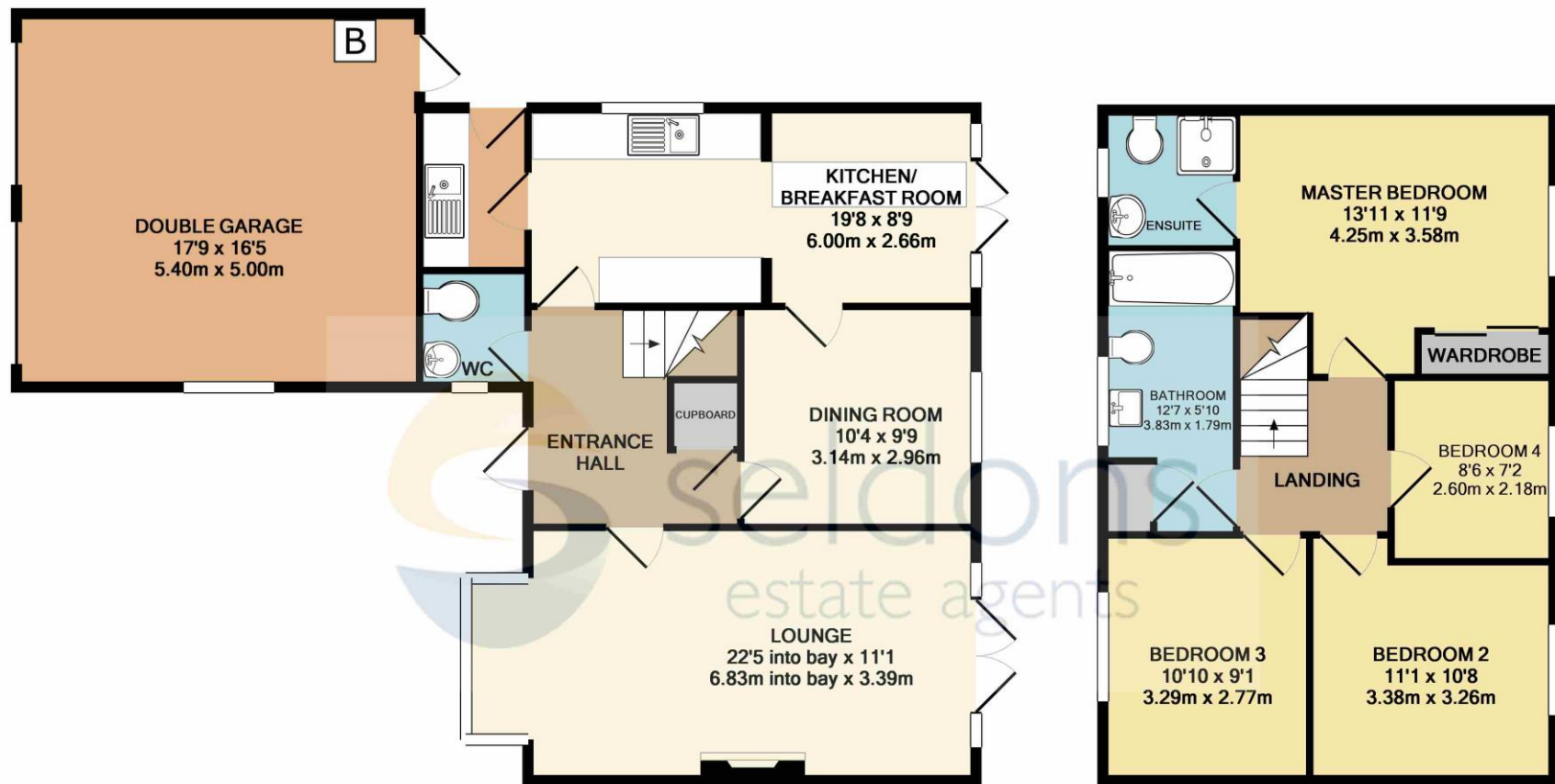
Services: All mains services connected. Gas fired central heating.

Tenure: Freehold. **Council Tax:** Band E

Directions: From Bideford at the Heywood Road roundabout junction with the Link Road, drive straight across towards Northam. As you enter Northam turn right onto the Appledore road. Proceed along this road for a short distance turning right just before the Torridge Swimming Pool Complex. This leads into Benson Drive, take the first right into Wren Close. Number 10 will be found a short distance directly ahead prior.







GROUND FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(88.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1532 SQ.FT. (142.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 584 SQ.FT.
(54.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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