



11 GREENACRE CLOSE  
NORTHAM, BIDEFORD, DEVON, EX39 1DA

£450,000



Beautifully presented and much improved by the current owners, this attractive three bedroom detached home occupies a quiet cul-de-sac position within walking distance of Northam's local amenities.

The property is complemented by a generous rear garden together with an impressive sun terrace, both enjoying a pleasant outlook across Northam Burrows towards the coast, providing excellent spaces for relaxation and entertaining.

The superbly presented accommodation is arranged over two floors; on the ground floor a welcoming lounge features a multi-fuel burner and opens into the dining room, enjoying views over the rear garden towards the coast and creating a light and sociable living space.

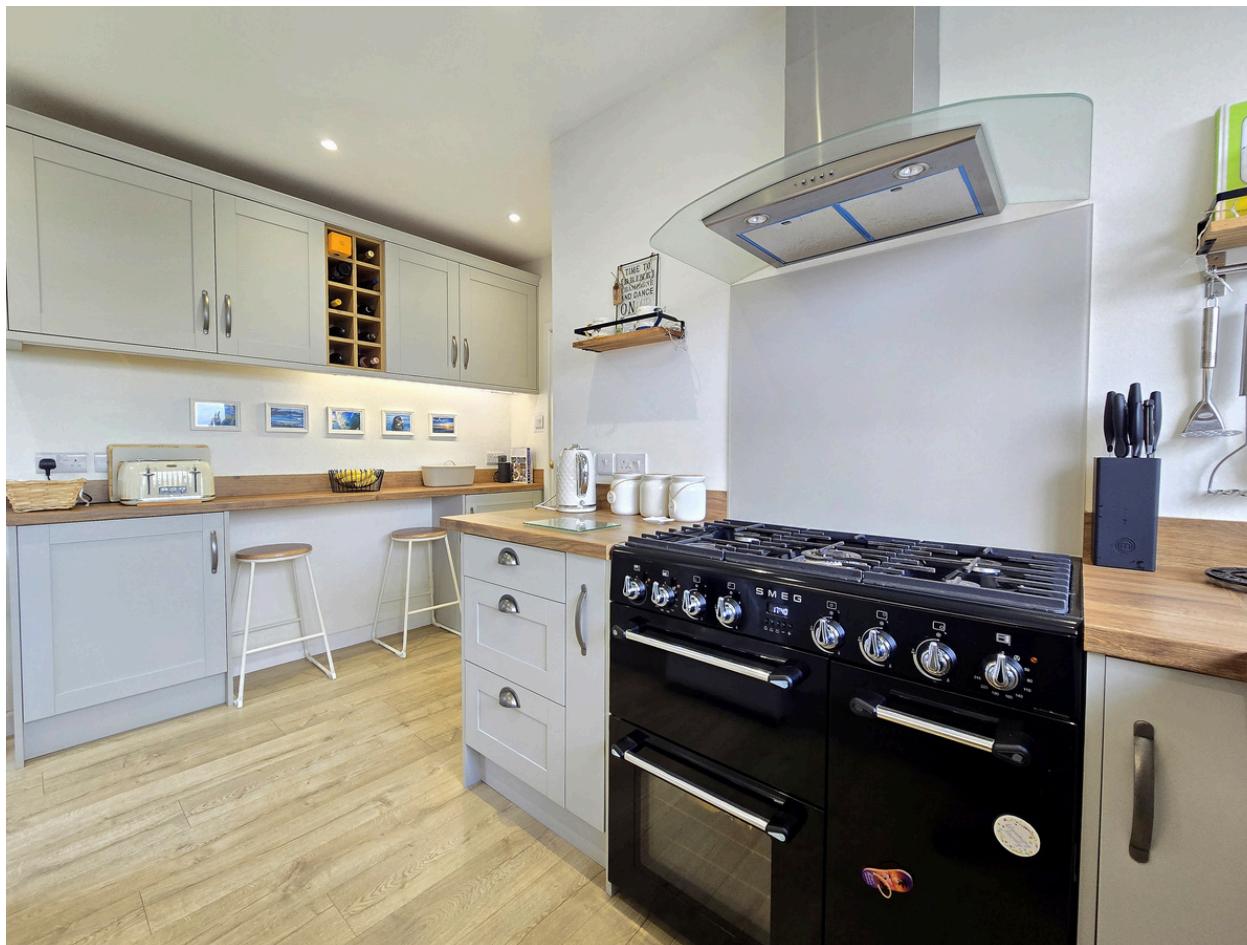
A stylish, modern kitchen is well appointed, while bedroom three offers flexibility as a further reception room or home office. Completing the ground floor is a well-appointed bathroom fitted with a characterful roll-edged bath.

To the first floor are two comfortable double bedrooms, served by a cleverly crafted shower room that maximises the available space.

Externally, the rear garden is generous in size, predominantly laid to lawn and enhanced by timber decking and a pergola, well positioned to take advantage of the finer weather.

In addition, the elevated sun terrace provides an excellent space to take in the views across Northam Burrows to the sea and is ideal for entertaining friends and family with summer barbecues. Beneath the terrace are useful garden stores, while the garage benefits from an electric roller door, adding further practicality to this appealing home.





## LOCATION

The neighbouring coastal villages of Westward Ho! and Appledore are just a short drive or bus journey away and offer a wide selection of popular coffee shops, bars and restaurants. Both villages provide excellent access to the coastline, sandy beaches and the South West Coast Path, along with a variety of picturesque coastal and estuary walks, making the area ideal for those who enjoy an active outdoor lifestyle.

## NEED TO KNOW

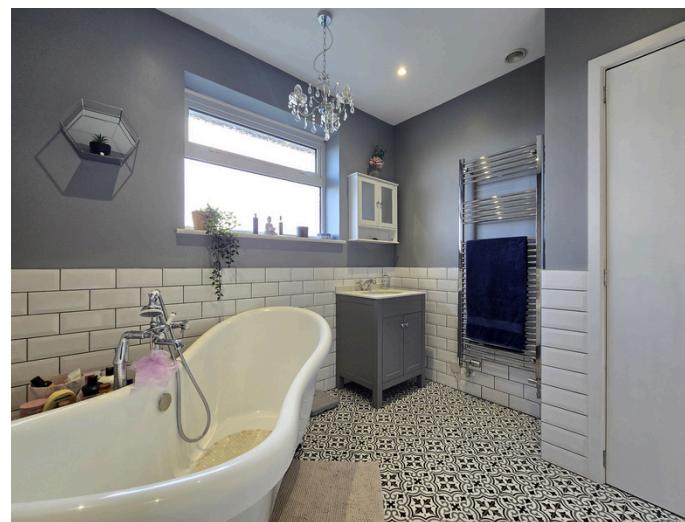
Services: All mains services are connected.  
Energy Performance Certificate (EPC) E: 51  
Council Tax: Band D (£2,500.30 per annum)

**What3Words:** studio.doors.clouding

## From the Sellers...

*"It's with a heavy heart that we are selling our home which looks out over the burrows and the sea. We have done a lot of improvements to the house over the last 5 years including new kitchen and bathroom. The street is full of lovely people and friendly neighbours.*

*The garden is long enough that the pergola is always in the sun when it shines. Have breakfast on the balcony whilst watching the sun rise up over the hills of Devon then relax in front of a fire pit while watching the sun set over the sea. Being 5 mins from the beach, a supermarket, doctors and Dentist make the location perfect. The coastal path is also right next to the house allowing for long scenic walks. It's been a perfect home."*





**24 The Quay | Bideford | Devon | EX39 2EZ**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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