



69 King Alfred Crescent, Northam, EX39 1UE

Asking Price £485,000

- Popular Residential Area
- Enclosed Rear Garden
- Five/Six Bedrooms
- Immaculately Presented
- Great Family Home
- Master Bedroom With Dressing Room and Ensuite
- Stunning Open Plan Living
- Off Road Parking
- Three Bathrooms



# 69 King Alfred Crescent, EX39 1UE

Morris and Bott are delighted to offer this stunning family home set within this popular residential development in the heart of Northam. The home has undergone complete transformation from that of the original build, and now offers 5 good size bedrooms, with a stunning master benefitting from a dressing room and spacious en-suite. The open plan living must be seen to be appreciated, offering the real heartbeat of the home. This spacious area is the idyllic social space and great for entertaining. The large patio doors allow the seamless flow out into the garden and flood this room with light



Council Tax Band: E



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### Open Plan Living

#### Kitchen

Fitted with a range of matching floor and eye level units, with Rangemaster cooker, Instant Hot water tap, integrated dishwasher, freezer and wine cooler.

#### Dining Area

This large light and airy space benefits from large patio doors that allow the room to seamlessly flow into the attractive rear enclosed. The open plan nature of the room make this a real social space, perfect for entertaining.

#### Lounge

24'11" x 11'0"

This cosy space offers the idyllic situation to kick back and relax, with an attractive wood burner and a delightful view onto the rear garden.

#### Downstairs Shower Room

5'10" x 5'0"

Fitted with a modern white suite comprising of a corner shower, low level WC and wash hand basin.

#### Office

10'11" x 5'10"

Located just by the front door, this room offers an ideal space for a home office.

#### Reception Room

12'4" x 8'7"

This versatile space could be utilised for a number of uses, from additional bedroom, snug or separate dining area to name but a few.

## First Floor

### Bedroom One

16'11" x 13'7"

This opulent room benefits from high vaulted ceiling, with a Velux window on the south facing elevation that floods the room with light. Benefitting from private dressing room and en-suite.

### Dressing Room

8'7" x 3'11"

With ample storage and access to further loft storage.

### Ensuite

7'9" x 7'9"

Stylishly presented bathroom room equipped with a white suite, with walk in shower, low level WC and wash hand basin.

### Bedroom Two

12'5" x 10'0"

Generous double room with south facing aspect and built in storage.

### Bedroom Three

11'5" x 11'1"

Further good size double room with built in wardrobes.

### Bedroom Four

11'2" x 7'1"

Good size bedroom with view out onto the rear garden.

### Bedroom Five

8'5" x 8'10"

Generous sized single bedroom.

### Bathroom

12'2" x 5'6"

Modern 4 piece comprising of a WC, a wash hand basin, a deep oval bath and a double walk in shower.

### Outside

This attractive kerb fronted home enjoys a low maintenance box hedge, with tandem off road parking for two cars. To the rear of the home, is a private enclosed rear garden that benefits from a west facing aspect that attracts the afternoon and evening sun. Presented with raised lawn, and mature hedgerow offering privacy to the rear, with a decked area that is perfect for socialising.

### Garage

16'8" x 6'2"

Equipped with electric, water and light.

### Services

All mains services connected to the property. There is also a recently fitted 250ltr stainless steel hot water store capable of running all waterfall showers at mains pressure simultaneously.

### Viewings

by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



## Directions

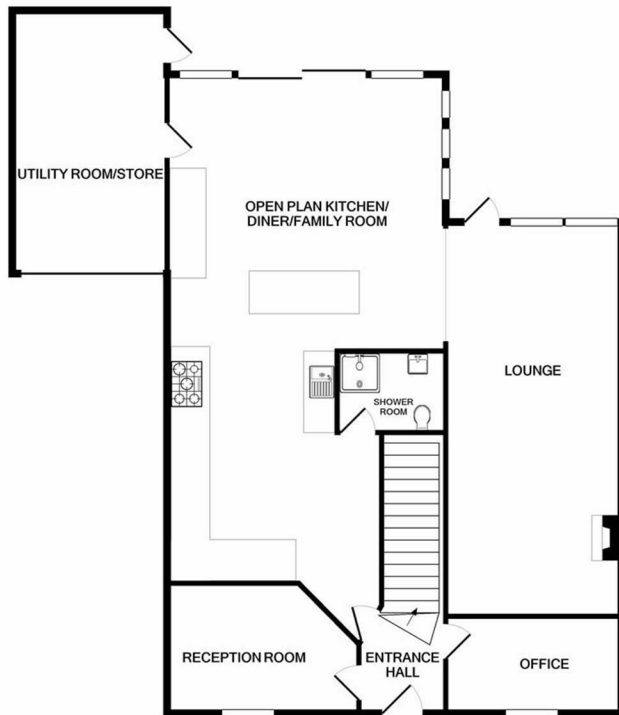
From Bideford proceed North towards Heywood Road roundabout and proceed straight ahead towards Northam. Continue on this road passing the Durrant Hotel on the right and take the next right into Churchill Way towards Appledore. Following this road without deviation and take the right hand turn by Torridge Pool and continue straight ahead into Benson Drive. Continue along this road passing the turnings for Wren Close and Amyas Way, and King Alfred Crescent will be your next turning on your right hand side. Number is located on the right hand side.

## Viewings

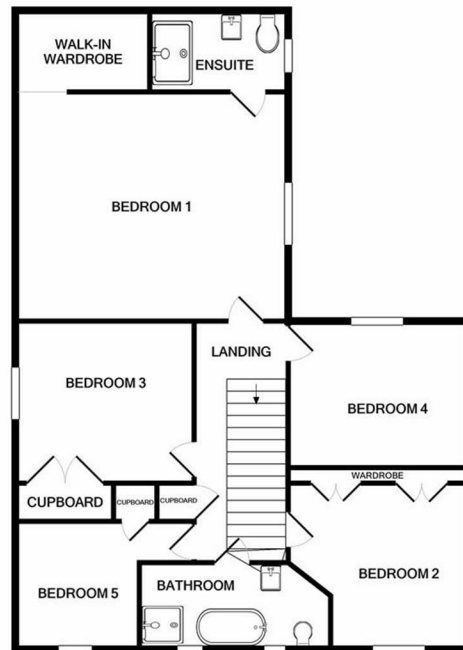
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1231 SQ.FT.  
(114.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 942 SQ.FT.  
(87.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2173 SQ.FT. (201.9 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.