



7 Springfield Crescent, Northam, Bideford, EX39 1DP

Price Guide £419,950

- Stones Throw to Northam Village
- Sea Views
- Reverse Level Accommodation
- Contemporary Open Plan Living
- Must See
- Detached Family Home
- Wrap Around Rear Garden
- Tucked Away Location
- Holiday Let Potential

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Introducing this impressive detached home, nestled in a private, tucked-away location just a stone's throw from Northam Village Square. Offering delightful sea views, the property features reverse-level accommodation, showcasing a stunning open-plan living space upstairs. The ground floor hosts three generously sized bedrooms, a family bathroom, and a sauna room.

The well-maintained, private rear garden has been thoughtfully landscaped by the current owner, adding to the home's charm. This property presents an excellent opportunity for anyone seeking a unique coastal family home, a holiday retreat, or a sound holiday let investment.



Council Tax Band: D



Ground Floor

Entrance Hallway

Welcomes you into the home.

Bedroom One

11'3" x 9'8"

A generously sized double bedroom, featuring built in wardrobes and French doors leading into the rear garden.

Bedroom Two

9'7" x 9'6"

A further good sized double bedroom with a large window overlooking the rear garden.

Bedroom Three

9'3" x 8'2"

A versatile double room, ideal as a home office or spare room.

Family Bathroom

9'5" x 6'0"

A modern four piece suite comprising of a free standing bath, walk-in shower cubicle, low level WC, hand wash basin and heated towel rail.

Store/Sauna Room

The garage has been split into two separate rooms, providing a handy storage area to the front, while boasting a fully equipped sauna room towards the rear.

First Floor

Open Plan Living

Dining Area

9'7" x 9'6"

The dining area features a large window over looking the rear garden and provides ample space for a dining table and chairs.

Lounge

19'0" x 11'3"

Benefitting from vaulted ceilings and a dual aspect which flood the lounge with natural light and showcase the stunning views over northam burrows and out to sea. The property is also in the perfect position to capture the stunning sunsets that can be enjoyed over Westward Ho!

Kitchen

10'11" x 9'6"

The kitchen has been fitted with a range of matching hand and eye level units housing a hob with extractor over, electric oven and stainless steel sink with drainer. With undercounter space for a washing machine and fridge freezer.

Outside

To the front of the property is a large driveway that offers ample parking for multiple vehicles, with side access to the rear garden. The wrap-around garden is mostly laid to lawn with mature shrubs borders, and features a spacious slate patio for al fresco dining and a Mediterranean-style deck with a hot tub and seating, creating an ideal social space.

Services

All mains services connected. Gas fired central heating.

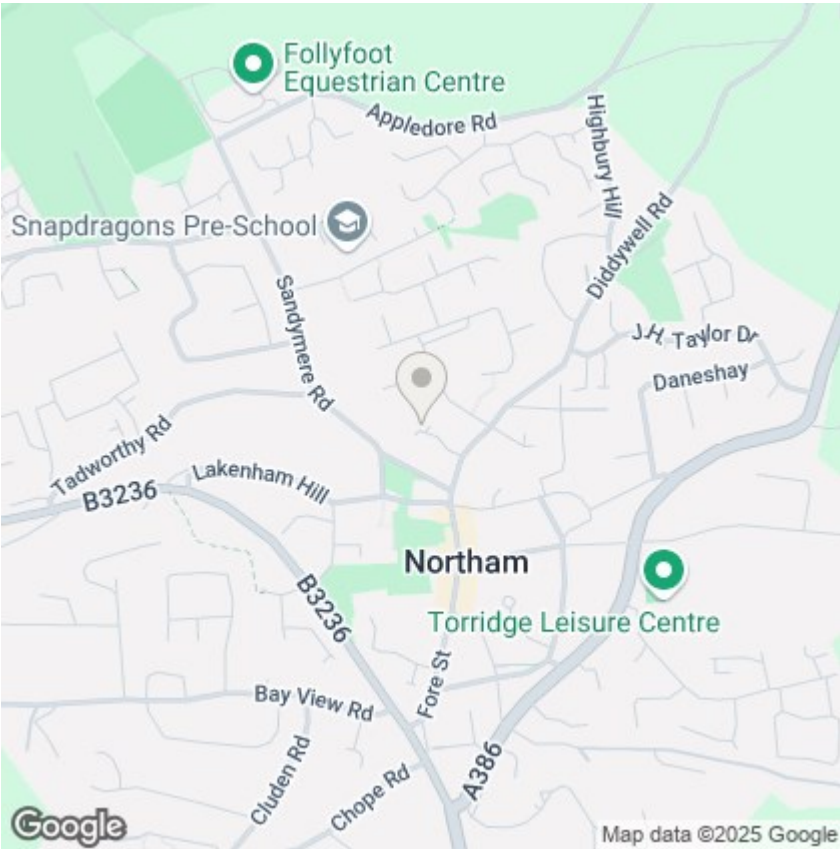
Viewings

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



Directions

From our office, head north along the Quay towards Northam. At Heywood Roundabout, go straight and continue in the direction of Northam. Pass the Durrant Hotel and Churchill Road, then, at the top of the hill, turn right onto Fore Street. Follow the road down the hill, turn right, and immediately take another right onto Diddywell Road. Take the next left onto Springfield Crescent, and you'll find the property straight ahead at the end of the estate.



Viewings

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EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

