



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A modern 4 bedroom detached house situated on a private plot benefiting from a high specification throughout with Modern Kitchen, spacious living room together with 2 garages and plenty of private off road parking.



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15a Highfield, Northam, Devon, EX39 1BB  
 | Guide Price £595,000

15a Highfield is a modern detached house that was built in 2018 by the current owners. The property was built to a high specification with Triple Glazed Windows throughout, oak doors, LED Lighting integrated to the stairs handrail, a modern fitted kitchen together with a large attached garage with another detached garage located next to the property.

**Situation:** 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 a decent public swimming pool and gym too. Westward Ho! is also very popular with surfers and body boarders with it's long sandy beach bordered by a pebbleridge. The nearest main town of Bideford is within 2 miles with its' good range of shops and supermarkets.

**Directions to find:** From Bideford proceed in the direction of Northam passing Morrisons Supermarket on your right hand side. Continue on this road until reaching Heywood Road roundabout. Continue straight across and take the left hand turning onto Bay View Road and take the first right hand turning into Highfield. Follow the road around the first left hand bend and on the second left hand bend, the property will be seen on your right hand side. The property is set back off of the road.

**Entrance Hall:** A spacious entrance hall with fitted carpet.

**Bedroom 3: 12' 4" x 8' 1" (3.76m x 2.46m)** Located at the front of the property.

**Bedroom 2: 12' 4" x 8' 11" (3.76m x 2.72m)** Located at the rear of the property overlooking the rear garden.

**Living Room: 17' 4" x 11' 2" (5.28m x 3.40m)** A good sized dual aspect living room with a feature curved fireplace with a wood burner sat on a slate hearth with storage for logs underneath. The room opens into:

**Dining Room: 11' 7" x 8' 2" (3.53m x 2.49m)** A bright room with tile wood effect flooring and plenty of space for a dining table and chairs. There are oak bi-fold doors that can be shut off to separate the kitchen and Dining room.

**Kitchen: 12' 1" x 7' 9" (3.68m x 2.36m)** A modern kitchen with high gloss grey cupboards at both base and eye level together with white Quartz work surfaces and purple splashbacking. The kitchen benefits from LED under counter lights and also kicker board lighting. The kitchen is fully integrated with an integrated, dishwasher, fridge/freezer together with a Rangemaster cooker and hobs.

**Sunroom: 12' 4" x 7' 7" (3.76m x 2.31m)** A spacious room with tri-fold doors (with blinds fitted into the glass) into the rear garden together with electric opening Velux window.

**Bathroom: 8' 8" x 6' 9" (2.64m x 2.06m)** A modern fitted bathroom comprising of a panel Jacuzzi style bath with mains fed shower over with glass screen, low level WC and vanity unit.

**Stairs to First Floor:** From the hallway, stairs rise to the first floor with the handrails having integrated LED lights illuminating the staircase.

**First Floor Landing:** Landing area with doors to all rooms.

**Master Bedroom: 13' 8" x 13' 6" (4.16m x 4.11m)** A bright and spacious dual aspect bedroom with two Velux windows with electric blind. Mirrored wardrobe area built into the eaves.

**Bedroom 4: 13' 9" (max) x 10' 3" (4.19m x 3.12m)** A dual aspect room which would be ideal as a 4th bedroom or a home office. This room has the distinct advantage of another room which is accessed directly from the bedroom.

**Play Room: 11' 7" x 9' 8" (3.53m x 2.94m)** A room with restrictive head height with no windows but could easily be used for extra storage or as a kids play area.

**Bathroom: 8' 7" x 6' 10" (2.61m x 2.08m)** A modern shower room with fitted carpet together with large shower enclosure, low level WC together with vanity wash basin and motion sensor lighting.

**Airing Cupboard:** Space for linen and towels, the cupboard backs onto the chimney so when the wood burner is lit, this gets nice and warm.

**Garage: 19' 3" x 14' 1" (5.86m x 4.29m)** A fully insulated garage that is attached to the property and is accessed via the garage door and door into the kitchen. The garage has boarding to the loft and is the location for the 'Ideal' combination boiler that serves the hot water and central heating.

**Outside:** To the front of the property is a brick paved driveway. The property is approached via Electric opening gates that are motion sensor together with remote control access. As you come through the gates, there is plenty of space for parking multiple vehicles. There is a detached garage with electric roller door together with another double garage attached to the property. Top the rear of the property are areas of lawned garden together with areas of patio which make lovely seating areas. Beyond the garden is a further area which is stone chipped together with a storage shed.

**Services:** All Main Services are Connected. There is a pump to pump up and connect with the sewerage in the road together with a back up pump..

**Detached Garage: 23' 9" x 11' 2" (7.23m x 3.40m)** Detached from the property with power and light connected together with an electric door. The garage currently has a stud partition up allowing a section of the rear of the garage to be used as a wood store.



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