



17 TUDOR CLOSE,  
NORTHAM, BIDEFORD, DEVON, EX39 3QD

£550,000



17 Tudor Close is an executive style detached house, located within a small community of similar properties within the favoured Chope Road area of Northam. This superb home will be found in good order throughout, with the comfortable accommodation benefiting from gas fired central heating & uPVC double glazing, whilst being complimented by attractive gardens to the front & rear and enjoying a pleasant outlook over the adjoining field towards Exmoor in the distance.

Approached over a sweeping drive, providing ample parking in front of the double garage, No17 benefits from one of the larger plots within Tudor Close, with the large frontage coming into it's own during the Spring, Summer & Autumn months, a wealth of established trees, bushes and shrubs creating a wonderful woodland garden and a haven for local wildlife.

On entering the property, you will be greeted by a spacious hall leading off to all ground floor rooms, creating a gentle flow through the main living areas. A good sized, dual aspect lounge is complete with feature fireplace and transitions almost seamlessly with the dining room and conservatory, each with a pleasant outlook over the garden and view beyond.

The kitchen is equipped with a comprehensive range of modern units together with built-in appliances of electric oven & gas hob, undercounter fridge and dishwasher whilst there is space for a breakfast table if desired. A useful utility room is positioned off the kitchen with space & plumbing for white goods whilst a cloakroom WC is located off the hall.







Stairs rise to a galleried landing, leading to each of the bedrooms and family bathroom. The master bedroom is well equipped with fitted wardrobes and benefits from an en-suite shower room. It is worth noting that 3 of the bedrooms are rear facing, enjoying the wonderful outlook. Meanwhile, the family bathroom comprises a modern white suite including separate bath and shower enclosure.

### OUTSIDE

Gated pedestrian access to the side of the house leads to the rear garden, an attractive and tranquil space to unwind being landscaped to include a lawn, patio and stone chipped seating area, each providing a vantage point to enjoy the view over the adjoining field & beyond.

There is also a wildlife pond together with a selection of established plants & flowering shrubs providing an injection of vibrant colour to the beds & borders .

The aforementioned double garage is fitted with an electric remote up & over door whilst having useful overhead storage space and pedestrian door to the garden.

### NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate: C (70)

Council Tax: Band E (£2915.87per annum)

**WHAT3WORDS:** farms.baking.commented







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