



4 Clevelands Park
Northam | Bideford | EX39 3QH

JAMES FLETCHER

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4 Clevelands Park

Just moments from tranquil riverside walks along the coast path, this individual detached 4 bedroom family home is well-positioned within the ever-popular village of Northam. Flooded with natural light and boasting spacious and well-planned split-level accommodation, the property also offers a gated driveway, a large garage and South-facing rear garden backing onto woodland. Close to nearby shops, schools and the glorious sandy beach, and within walking distance of Appledore, Westward Ho! & Bideford, this is the perfect property for those seeking an impressive and easy to run family home, or property to relocate, on the idyllic North Devon coast.

Perfectly placed just a short stroll from tranquil riverside walks, the property occupies a much sought-after position within the ever-popular village of Northam. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Westward Ho! and Appledore.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Flooded with natural light throughout, the property opens to an inviting hallway on a half-landing with stairs down to the ground floor, and rising to the first floor. The ground floor opens to a spacious kitchen/diner with bi-fold doors to the conservatory, which in turn, opens to the garden, along with a cosy sitting room with a wood-burning stove. The kitchen is fitted with a range of granite work surfaces comprising an inset sink and drainer unit with drawers and cupboards below and matching wall units over, built-in appliances include a high-level oven and microwave, gas hob with extractor over and dishwasher, central island with additional cupboard space and breakfast bar, ample dining space, sliding door to the pantry, with space for a large fridge/freezer.

In addition there is a convenient ground floor shower room, fitted with a shower, low-level W.C and wash basin, along with a utility room with space and plumbing for a washing machine and tumble dryer, useful store and boot room with a stable door to outside.

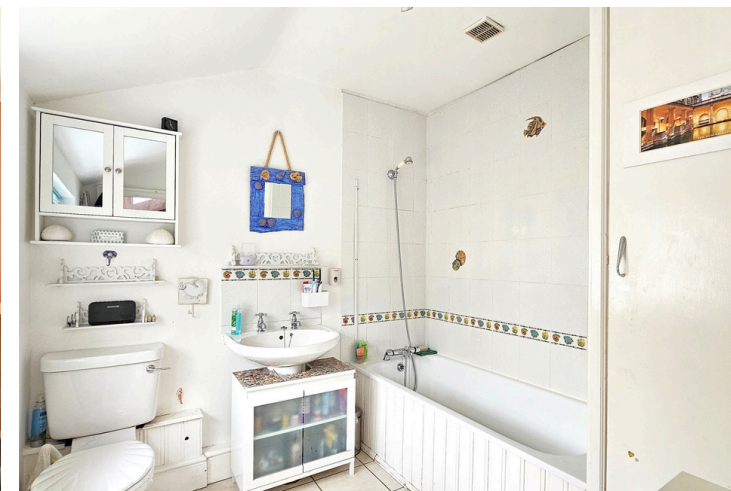
The first floor landing leads to four good sized bedrooms and the family bathroom. The main bedroom offers built-in wardrobes, with all 4 bedrooms enjoying views over the garden and onto woodland and the rear aspect, whilst the fourth bedroom is currently being utilised as a home office. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and underfloor heating.

OUTSIDE & PARKING

The property is approached by a gated driveway providing ample off-road parking and leading to the large garage (5.70m x 3.81m), with up and over door, light and power connected and double doors on the side. There are steps down to a lawned front garden with a variety of ornamental plants and shrubs along with chipped terraces for easy maintenance. There is pedestrian access around both sides of the home, leading to the impressive rear garden and boasting a sunny South-facing aspect. Immediately offering a raised patio area with an outside shower, perfect for coming home from the beach. There are steps down to a private decking area with space for a hot tub, and a lawned garden with mature fruit trees and space for a large garden shed. Bathed in sunshine throughout the day until sunset, this is the perfect place to escape and unwind.

VIEWINGS

By appointment only with the sole selling agent.





GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



FIRST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



CLEVELANDS PARK, NORTHAM

TOTAL FLOOR AREA: 1612 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Services: All mains connected. Gas-fired central heating.

Tenure: Freehold

EPC: C

Council Tax: Band D

Local Authority: Torridge District Council

Sellers Position: Motivated - have found somewhere to buy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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exp UK

07540 256 245

james.fletcher@exp.uk.com

