



Plot 8, Ivy House

Amber Drive, Appledore, Bideford, Devon EX39 5JF

Price Guide: £660,000

HARDING & CO
ESTATE AGENTS & VALUERS

A superb family home with highly flexible living space that's totally future-proofed. Georgian-inspired with a classic white fully rendered exterior, large symmetrical windows of the era and an elegant hand-made porch, it captures the best of traditional home building injected with the essentials of modern-day living.

Downstairs, the huge, open plan kitchen/diner spans the whole width of the house. This well-considered space is the heart of the home, with breakfast bar and classic double doors opening onto the garden and oversized patio. It's fitted with high-spec SMEG appliances including 75cm induction hob, multifunction oven, built-in extractor, fridge/freezer and dishwasher. The double height entrance hall is a showstopper, off which is a good-sized living room and our signature MAGIC ROOM. There's well-considered storage throughout including a double built-in larder and bespoke understairs pull-outs.

Upstairs the master bedroom features an ensuite with shower enclosure while the remaining generously sized bedrooms share the luxury family bathroom, all furnished with VILLEROY & BOCH sanitaryware and PORCELANOSA tiling.

This bunnyhome is fitted with UNDERFLOOR HEATING through the ground floor (with the added benefit of no radiators), which along with the heating system, is fueled by the latest technology air source heat pump, with 'smart' controlled thermostats. It also boasts CAT6 cabling into all the main rooms so you're super connected.

Ivy House features a detached double garage and ample off-road parking.

10-year NHBC warranty

ACCOMMODATION:

Kitchen

3.38m x 3.04m (11' 1" x 9' 11")

Family/Dining Area

5.13m x 3.04m (16' 10" x 9' 11")

Living Room

3.02m x 4.65m (9' 11" x 15' 3")

Housekeeper's Corner/Utility Room

1.82m x 1.81m (5' 11" x 5' 11")

Powder Room

2.16m x 1.81m (7' 1" x 5' 11")

Magic Room

3.08m x 2.72m (10' 1" x 8' 11")

Master Bedroom

3.09m x 4.48m (10' 1" x 14' 8")

Master En-Suite

2.18m max x 2.20m max (7' 2" max x 7' 2" max)

Bedroom 2

3.04m x 3.26m (10' 0" x 10' 8")

Bedroom 3

3.08m x 2.74m (10' 1" x 9' 0")

Bedroom 4

3.05m max x 2.68m max (10' 0" max x 8' 9" max)

Bathroom

1.90m x 2.20m (6' 2" x 7' 2")

Kitchen

Stunning Smeg appliances
60cm induction hob, built-in extractor, multifunction oven and integrated 70/30 fridge freezer. 1.5 bowl stainless steel sink. Chrome mixer tap. Dishwasher as standard.

Bathroom & En-Suite

Beautiful Villeroy & Boch ceramicware throughout
High quality Vado mixer taps and showers throughout in chrome. Kaldewei 1700x700mm steel bath with 'push' type filler. Vado Saturn mixer

shower with 10" 'monsoon' showerhead plus flexible hand shower.

Chrome towel rails

Choice of gorgeous Porcelanosa tiles

Exterior

High quality, timber effect, PAS24 compliant reinforced door with etched glazing

Artisan-made aged zinc scoop canopy with trellis

Large format, A-rated mock sash windows

Stylish house number in natural slate, with white painted numerals

Front garden

Extra wide and deep rear patio

Ready-turfed rear lawn & pre-fitted garden tap

Technical Specification

Cat-6 cabling into the kitchen, living room and bedrooms for the ultimate connectivity

'Media plate' to the living room — features 4x 13A switched sockets, TV/FM/satellite outlets, a satellite return facility and telephone outlet in one neat, clutter-free plate

Plenty of USB-C ports throughout

Thoughtfully located sockets

Super-easy-to-use app or touchpad-controlled 'smart' heating system

Daikin air source heat pump

Sleek design 'plug and charge' EV chargers

SERVICES

All main services connected. Gas fired central heating. uPVC double glazed windows.

COUNCIL TAX BAND: TBC

ENERGY PERFORMANCE RATING: TBC

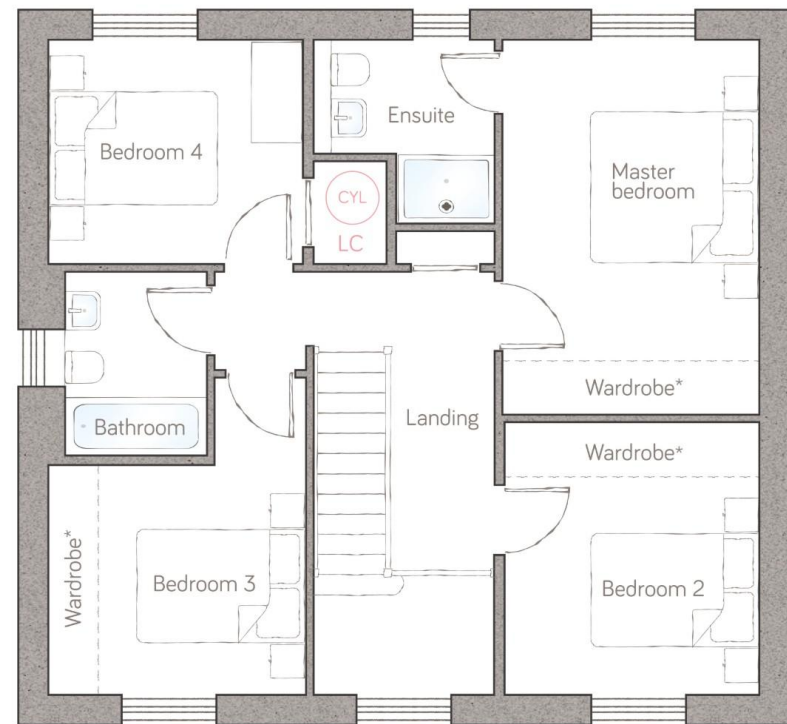
Directions

From Bideford Quay proceed towards Northam passing over the A39 roundabout. Past the Durrant House Hotel, Take the next turning right called Churchill Way, which leads towards Appledore. Follow the road and take the right hand turning into Wooda Road, follow the road and take next left into Reardon Way then Pitt Hill and the site can be found on the left hand side.



ST Storage L Dynamic larder OU Open unit Appliance

For illustrative purposes only. Specifications and layouts correct at time of issue and are subject to change.



CYL Air source heat cylinder LC Linen closet

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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