








**31A King Alfred Alfred Way, Newton Poppleford**  
**£545,000**

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Set in the picturesque village of Newton Poppleford, just a short drive from the popular seaside town of Sidmouth, this beautifully designed brand-new detached bungalow offers a rare opportunity to enjoy modern living in a tranquil countryside setting.

The heart of the home is the stylish kitchen/dining room boasting sleek cabinetry, integrated appliances, and bi-fold doors opening onto a sun-soaked patio and south-facing rear garden with pleasant views across the adjoining countryside —perfect for indoor/outdoor living and entertaining. The spacious sitting room offers an additional bright and comfortable space with dual-aspect windows. A separate utility room keeps laundry and appliances tucked away for added convenience. There are three bedrooms, including a well-proportioned master bedroom with its own en-suite shower room. The two further bedrooms are served by a contemporary family bathroom finished with sleek tiling and high-quality fittings. The entire property enjoys a lovely light and airy feel. The property benefits from air-source underfloor heating and has been built using the latest thermal properties, creating a highly efficient property to run. The large loft space also provides the potential to convert into additional accommodation if ever required, subject to the necessary planning permissions/consents.

Externally, the home benefits from a large garage with light and power, an EV charging point and a substantial private driveway, offering ample off-road parking. The front and rear gardens are predominantly laid to lawn with quality paved pathways and patios. The rear garden is secluded and benefits from an excellent degree of privacy with plenty of space to enjoy gardening and relaxing in the summer sun.

Newton Poppleford is a desirable village nestled within the East Devon Area of Outstanding Natural Beauty, with easy access to local shops, a highly regarded primary school, and the charming Jurassic Coastline. Sidmouth's beach, amenities, and independent shops are just a few miles away.

**DIRECTIONS** What3words/////switched.dwell.harnessed

**VIEWINGS** By prior appointment with Redfern 01395 512544

**SERVICES** We understand all mains services are connected

**MOBILE & BROADBAND COVERAGE** Broadband is connected to this property. For specific checks, please use [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

**OUTGOINGS** Council Tax Band - To be assessed

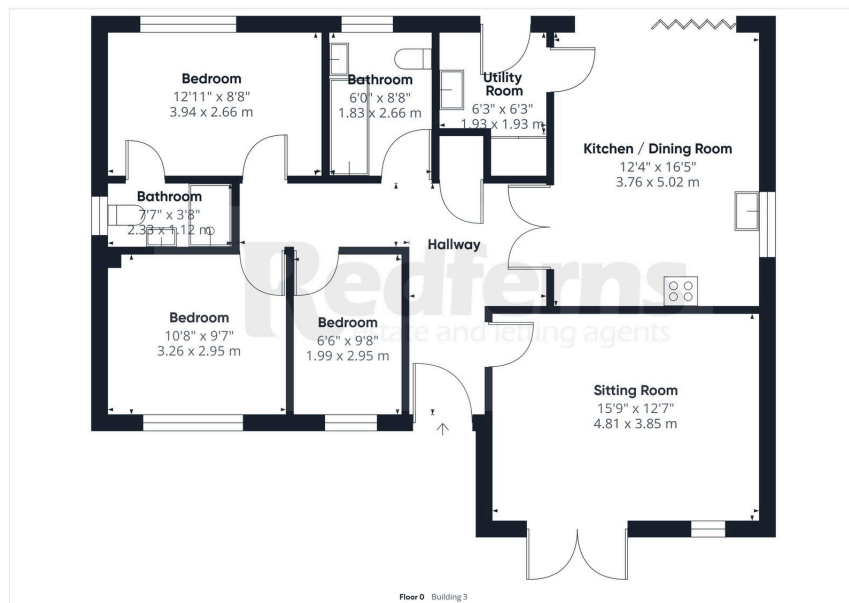
**TENURE** Freehold

**AGENTS NOTE** Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

**IMPORTANT NOTICE 1.** Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. **2.** Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the







- Brand new three-bedroom detached bungalow
- Spacious garage and private driveway parking
- Generous sitting room and separate utility room
- Finished to a high specification throughout
- Air source heating / EV Charger
- South-facing garden with stunning countryside views
- Bright and airy open-plan kitchen/dining area with bi-fold doors
- Master bedroom with en-suite shower room
- Located in a sought-after East Devon village near Sidmouth
- No onward chain



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