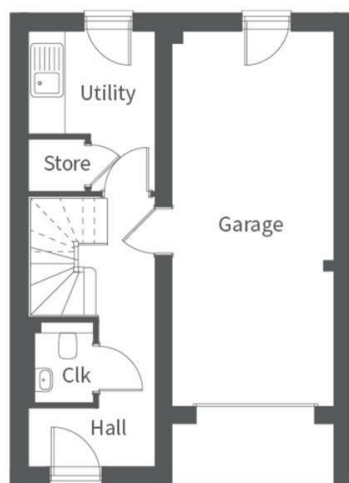


The Malvern

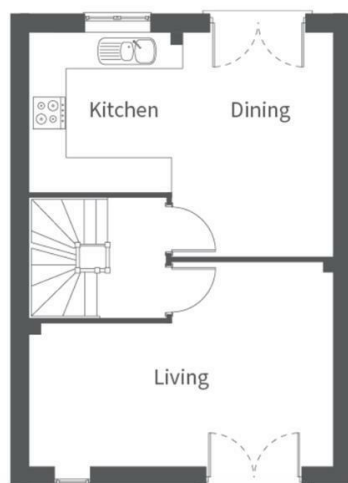
Ground Floor	Millimetres	Feet / inches
Utility	2985 x 2325	9'10" x 7'8"
Garage	7045 x 3070	23'1" x 10'1"

First Floor	Millimetres	Feet / inches
Kitchen / Dining	5680 x 4190	18'8" x 13'9"
Living	5705 x 3830	18'9" x 12'7"

First Floor	Millimetres	Feet / inches
Bedroom 1	4260 x 3285	13'12" x 10'9"
En-suite	2680 x 1535	8'10" x 5'0"
Bedroom 2	3120 x 2735	10'3" x 8'12"
Bedroom 3	2975 x 2480	9'9" x 8'2"
Bathroom	2070 x 1900	6'9" x 6'3"



Ground Floor



First Floor



Second Floor



3 Bed House

Plot 31, The Malvern Limers Lane, Northam, Bideford, EX39 2BZ

£325,000

- 3 Bedroom Houses
- Optional Extras Available
- MUST BE VIEWED!
- Ground Floor Utility Room
- Parking & Garage
- Popular Limers Lane Site
- NHBC Warranty

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Room list:

Overview

A wonderful three bedroom home arranged over three floors. The ground floor hall leads to a cloakroom, storage, a utility room with garden access, and internal garage access.

The first floor features an open plan kitchen / dining space with a modern kitchen fitted with high quality stainless steel appliances and French doors with Juliette balcony. The separate living room also includes French doors with a Juliette balcony.

Stairs lead to the second floor master bedroom with an en-suite, two further bedrooms, extra storage and a family bathroom. Integral garage and driveway parking space. Plots 34-30 are shown left to right. Interior space is 1,232 sq ft.

Each home is finished with a sympathetic, plot-specific design, using white light render, stone render, straw yellow render, red brick, or a combination of these, paired with either a pan or plain tiled roof and complemented by white windows. For detailed examples, please consult with our Sales Advisor.

The development is thoughtfully planned, offering generous outside space and built by an award-winning, privately-owned local developer. Homes are constructed using traditional materials and come with a Premier Guarantee 10-year warranty for peace of mind.

Kitchens are fully fitted, featuring an eye-level electric oven, a four-burner gas hob with a stainless steel and glass splashback, a hood extractor, and integrated fridge/freezer and dishwasher. Buyers have a choice of fully fitted kitchen units with ample wall and floor cupboards, profile worktops, and matching upstands (subject to build stage).

Agents Note: Some images have been digitally furnished/enhanced for illustrative purposes.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

