



## 3 Great Burrow Rise, Northam, Bideford, EX39 1TB

Guide Price £495,000

- Stunning Coastal Views
- Contemporary Open Plan Living
- Private Wrap-Around Garden
- Private Driveway
- Tastefully Renovated Throughout
- Master With Ensuite
- Close To The Beach
- Short Drive To Local Amenities

## 3 Great Burrow Rise, Bideford EX39 1TB

Introducing this beautifully renovated detached family home set within the sought-after Great Burrow Rise area of Northam. Tastefully modernised throughout by the current owners, the property offers three generously sized bedrooms, making it an ideal choice for families or anyone in need of additional space. A standout feature of the home is its stunning open plan living area, designed to capture and enhance the panoramic coastal views. High-quality contemporary finishes run seamlessly throughout, giving the entire property a fresh and elegant feel. There are also two stylish, well-appointed bathrooms, ensuring comfort and convenience for modern family living. Outside, you'll find a delightful wrap around rear garden, perfect for entertaining. The property also benefits from parking to the front and handy store.



Council Tax Band: E



## Ground Floor

### Entrance Hall

Welcomes you into the home, providing ample space for coats and shoes.

### WC

Cloakroom comprising a wash hand basin and low-level WC.

### Utility

9'7" x 9'5"

A modern utility room providing additional worktop space and storage, with room for white goods to be neatly tucked away.

### Office/Hobbies Room

13'2" x 10'3"

A versatile garage conversion providing a useful office or additional reception space, while retaining a front storage area accessed via an up-and-over door.

## First Floor

### Open Plan Living

27'5" x 14'2" narr to 9'1"

The open-plan living space has been finished to an exceptional standard, featuring a glass balustrade on entry and a dual-aspect layout enjoying delightful sea views. The room feels bright and spacious, with ample space for a dining table and chairs as well as lounge furniture.

### Kitchen

11'3" x 10'5"

The kitchen is well fitted with a range of matching hand- and eye-level units, incorporating a built-in dishwasher, double electric oven, hob with extractor over, integrated fridge/freezer, and sink with drainer. There is access to the living space and a door leading out to the rear garden.

## Bedroom One

13'7" x 10'5"

A good-sized double bedroom located to the front of the property, enjoying stunning bay views.

## Bedroom Two

13'6" x 9'11"

A further double bedroom with a private en-suite.

## Ensuite

6'5" x 4'10"

A modern suite comprising a shower cubicle, wash hand basin and low-level WC.

## Bedroom Three

10'5" x 5'0"

A further double bedroom with a built-in storage cupboard and a lovely outlook.

## Outside

The property occupies a central position within this generous corner plot, benefiting from a wrap-around south-westerly facing garden. The garden is divided into several distinct areas, including a large lawn bordered by mature shrubs, a dedicated vegetable plot, and a substantial paved section accessed from the utility room.

## Services

All mains services connected. Gas centrally heated.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



## Directions

From our office, proceed North along the Quay towards Northam. At Heywood roundabout, continue straight ahead and continue towards Northam. Pass the Durrant Hotel and at the brow of the hill, turn right into Fore Street. At the bottom of the hill turn right and bear left into Sandymere Rd. Continue on this road to the bottom and take the last turning right towards Appledore. Take the second right into Skern Way and left into Glazon Way. Take the immediate right onto Knights Field Rise and then right again into Great Burrow Rise. Number 3 is found at the end of the cul-de-sac on the right hand side.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

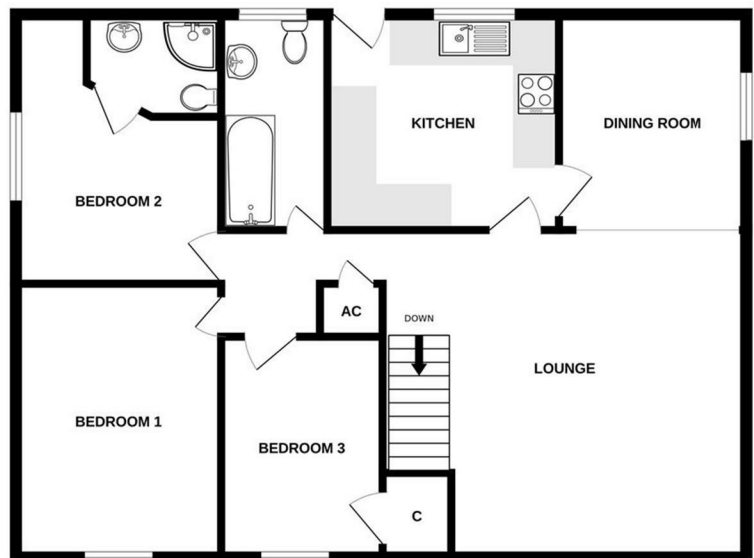
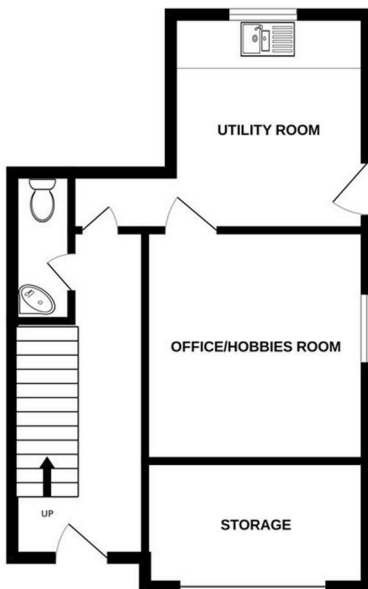
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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