



Plot 4 Orchard Lane

Price Guide: £480,000

Amber Drive, Appledore, Bideford, Devon EX39 5JF

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A sumptuous 3-storey, 3-bedroom, 3-bathroom home that's beautifully designed for modern family life. Georgian-inspired in design, it features large sash style windows of the era set into a classic white fully rendered exterior, complemented by an elegant hand-made porch.

The modern, open plan kitchen diner is designed with a feature breakfast bar, dividing the cooking and dining area, with classic double doors onto the garden. It's fitted with a full suite of high-spec Smeg built-in appliances including induction hob, multifunction oven, built-in fridge, freezer and dishwasher.

With a stunning master suite on the whole of the top floor, it's the perfect parents' penthouse sanctuary, whilst on the 1st floor there are two further double bedrooms, one with ensuite and one next door to the family bathroom. All bathrooms are fitted with VILLEROY & BOCH sanitaryware, 10" monsoon showers 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 fuelled 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.

Orchard Lane comes with a detached garage and ample off-road parking.

10-year NHBC warranty

## ACCOMMODATION:

### Kitchen/Dining

5.26m x 3.77m (17' 2" x 12' 3")

### Living Room

3.02m x 4.62m (9' 9" x 15' 1")

### Powder Room

0.87m x 1.60m (2' 1" x 5' 3")

### Master Suite

5.07m x 3.62m (16' 6" x 11' 9")

### Master En-Suite

2.96m max x 2.27m max (9' 8" max x 7' 5" max)

### Bedroom 2

3.04m x 3.90m (10' 0" x 12' 9")

### Bedroom 3

3.04m x 3.62m (10' 0" x 11' 8")

### En-Suite 3

2.12m x 2.46m max (6' 11" x 8' 1" max)

### Bathroom

2.05m x 1.90m (6' 8" x 6' 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.

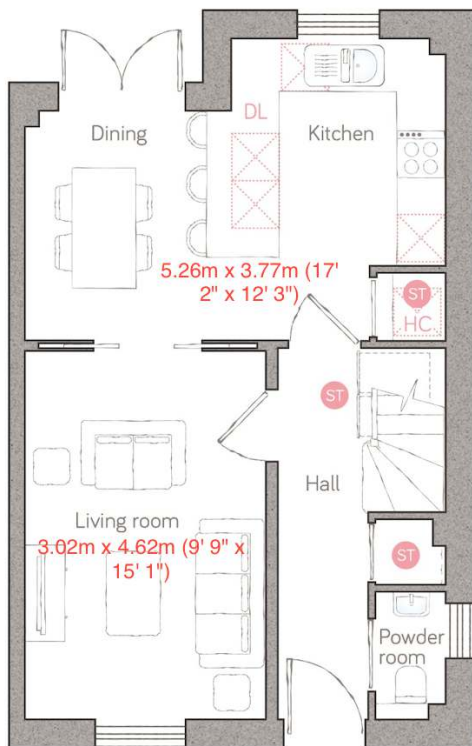
## COUNCIL TAX BAND: TBC

## ENERGY PERFORMANCE RATING: TBC

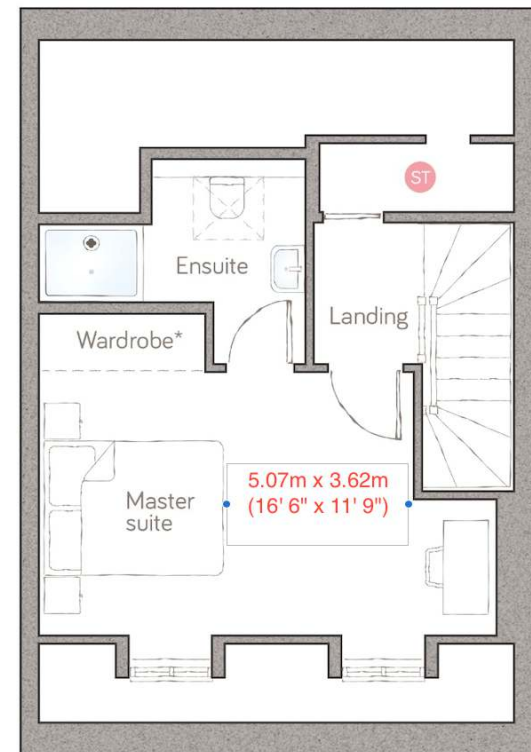
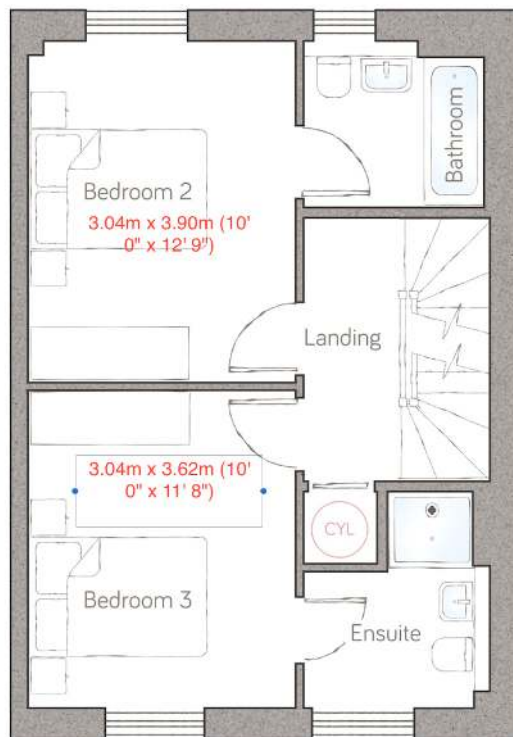
## Directions

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.





● Storage DL Demi-larder HC Housekeeper's cupboard □ Appliance  
For illustrative purposes only. Specifications and layouts correct at time of issue and are subject to change.



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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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