



## Plot 2 Poppy Cottage

Amber Drive, Appledore, Bideford, Devon EX39 5JF

Guide Price: £395,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A perfect 3-bedroom family home, thoughtfully designed with a well-considered layout. Beautifully crafted, with a classic white fully rendered exterior, our Georgian-inspired POPPY COTTAGE features large sash style windows of the era and an elegant hand-made porch. Designed to capture the best of traditional home building injected with the essentials of modern-day living.

The farmhouse-sized kitchen includes an impressive corner pantry and high-spec integrated SMEG appliances, including a built-in multifunction oven, a touch-control induction hob, extractor, built-in washer/dryer, fridge/freezer and dishwasher.

Upstairs the master bedroom benefits from an ensuite with shower enclosure while the remaining bedrooms share the family bathroom, all furnished with VILLEROY & BOCH sanitaryware and PORCELANOSA tiling. With lots of thoughtfully designed storage throughout, including bespoke understairs pull-outs, Poppy Cottage is the perfect family home.

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.

Classic double doors take you outside to the garden with generous patio area. Poppy Cottage also has off-road parking for 2 cars.

10-year NHBC warranty

## ACCOMMODATION:

### Kitchen/Dining Room

4.98m x 4.14m max (16' 4" x 13' 7" max)

### Living Room

2.85m x 4.46m (9' 4" x 14' 7")

### Powder Room

0.90m x 1.70m (2' 11" x 5' 6")

### Master Bedroom

3.03m x 3.35m (9' 11" x 11' 0")

### Master En-Suite

1.66m x 2.67m max (5' 5" x 8' 9" max)

### Bedroom 2

2.89m x 3.12m (9' 6" x 10' 2")

### Bedroom 3

2.00m x 3.16m (6' 6" x 10' 4")

### Bathroom

1.90m x 2.02m (6' 2" x 6' 7")

### 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

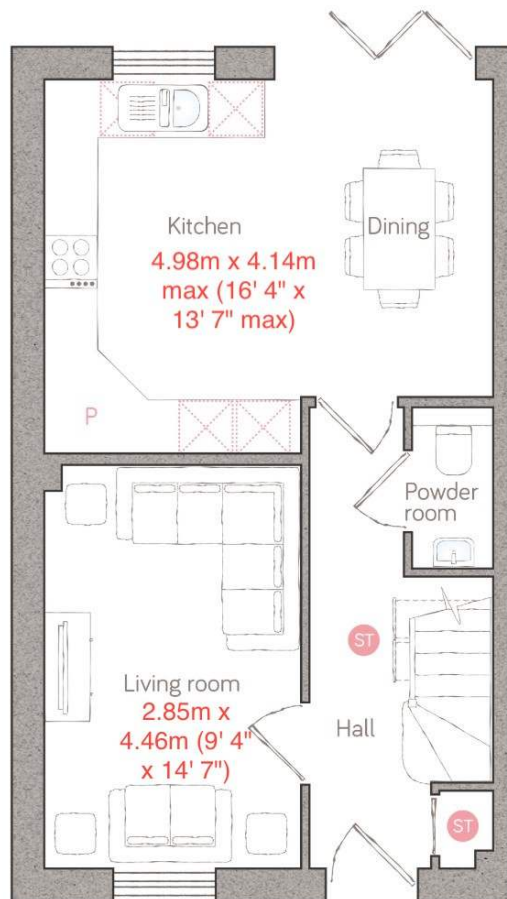
All main services connected. Gas fired central heating. uPVC double glazed windows.

### COUNCIL TAX BAND: TBC

### ENERGY PERFORMANCE RATING: TBC

### Directions

From Bideford Quay proceed towards Northam passing over the A39 Heywood roundabout. Go past the Durrant House Hotel on your right and take the next turning right into Churchill Way, 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 P Pantry Appliance

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

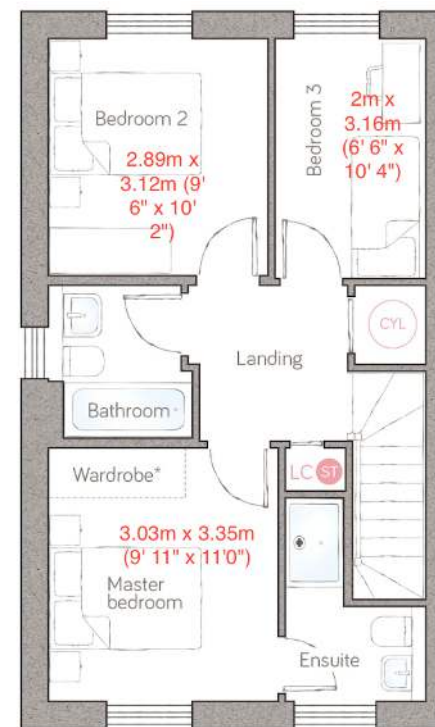
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ST Storage CYL Air source heat cylinder LC Linen closet



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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