



5 GIFFORD CLOSE, HARTLAND, EX39 6HY

£375,000

A well proportioned, modern 4 bedroom detached home, positioned in a quiet cul-de-sac within walking distance of Hartland village amenities. The accommodation comprises a spacious lounge, kitchen/dining room & conservatory whilst being complimented by an attractive garden along with the benefit of a garage and driveway parking.

Harbouring a strong sense of community spirit, the picturesque village of Hartland offers a wide range of daily amenities, including a convenience store with a post office counter, GP surgery, café, public houses, an active village hall and a local primary school.

For those who enjoy the outdoors, nearby Hartland Quay - just under two miles away in neighbouring Stoke - offers spectacular coastal walks and glorious summer sunsets.

With so much on your doorstep, Hartland is an excellent choice for raising a family or for those seeking a quieter pace of life.

Constructed in 2008, 5 Gifford Close provides well proportioned, comfortable accommodation, presented in neutral tones throughout – offering new owners a blank canvas to realise their own design vision.

The ground floor features a functional kitchen/dining room, a spacious lounge and a conservatory, providing ample room for everyday living and entertaining friends & family.

Further to the comfortable living space, a modern utility/cloakroom WC provides added functionality with plumbing for a washing machine & white sanitary ware.

Upstairs, the property offers four generously sized bedrooms, three of which are large enough to accommodate double beds and having built-in wardrobes. The master bedroom benefits from an en-suite shower room, while the well-equipped family bathroom includes a white suite with both a bath and a separate shower enclosure.

Externally, the property offers driveway parking in front of the garage. To the rear, a level, enclosed garden features both patio and lawned areas, beautifully complemented by a vibrant mix of flowers, shrubs, bushes, and trees.

Services: Mains electricity, water & drainage.

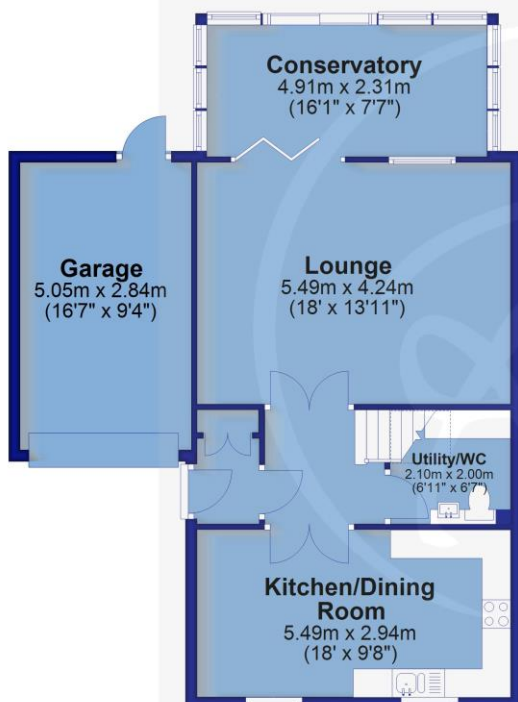
Energy Performance Certificate: C (78)

Council Tax: BAND D (£2,422.25 per annum)



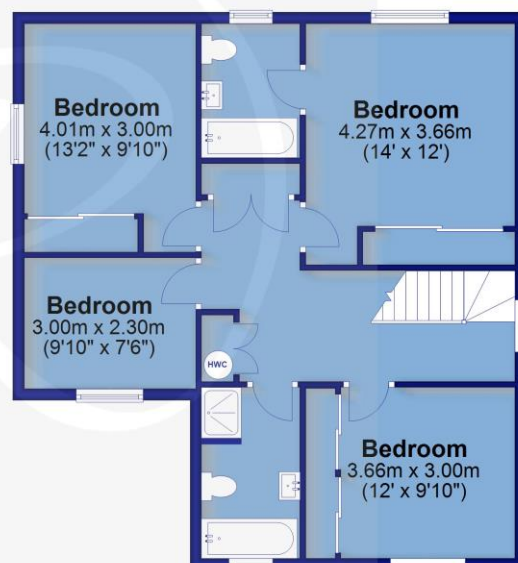
Ground Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



First Floor

Approx. 71.5 sq. metres (769.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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