

## Northfields Lane, Brixham, TQ5 8RH



This beautifully maintained property features a level plot, within walking distance of the coastline. The **THREE BEDROOM DETACHED BUNGALOW** is nestled within a mile of the charming town of Brixham and is being offered for sale with **NO ONWARD CHAIN**. Generous living areas are perfect for both relaxation and entertaining. The modern kitchen is fully equipped, leading to a bright dining area with garden views. All bedrooms offer ample storage and comfort, with the principal bedroom featuring a spacious en-suite. A versatile additional office space provides an ideal work-from-home setup or can be transformed into a hobby room. The bungalows' outdoor area includes well-manicured gardens and patio areas, perfect for alfresco dining or enjoying a morning coffee. Conveniently located, you are just minutes away from Brixham's picturesque harbour, shops, and eateries, making this bungalow a perfect blend of tranquility and accessibility. Driveway parking is found to the front of the property, along with a single garage.

### £440,000 Freehold

## ENTRANCE HALL

Upvc door with glazed panel to side. Radiator. Service cupboard. Loft hatch.

## BATHROOM

Bath with shower over and glass screen. Close coupled W.C. Pedestal wash basin. Radiator. Tiled walls and floor. Window.

## BEDROOM 2

Extensive built in wardrobes with dressing table and bedside tables. Window to front. Radiator.

## BEDROOM 1

Radiator. Window to side. Door to:

## EN-SUITE

Shower cubicle with electric shower. Close coupled W.C. Basin on gloss white vanity unit with mirror above. Heated towel rail. Window.

## BEDROOM 3

Built in wardrobes, dressing table and bedside tables. Window to front. Radiator.

## DINING ROOM

Sliding patio doors to back garden. Radiator. Open to:

## LOUNGE

Spacious room with central electric fireplace with stone effect surround and mantle. Sliding patio doors to back garden. Radiator.

## KITCHEN

Cream wall and base units with stone effect worktops and upstands. One and a quarter bowl stainless steel sink with drainer. Four ring electric hob with stainless steel splashback and cooker hood over. AEG double oven and grill. Breakfast bar. Integrated dishwasher and integrated under counter fridge. Window to rear. Radiator.

## REAR HALL

Space for coats. Upvc door to back garden.

## UTILITY ROOM

Roll top worktop with stainless steel sink and drainer. Space under for a range of white goods which can be included in sale if requested. Wall mounted Worcester Combi boiler. Window to side and rear. Loft hatch.

## OUTSIDE

### FRONT GARDEN

Beautifully landscaped garden with block paved driveway. Patio walkway leading to front door and onto back garden.

### GARAGE

Up and over garage door. Upvc pedestrian door to rear. Power and lighting.

### SIDE GARDEN

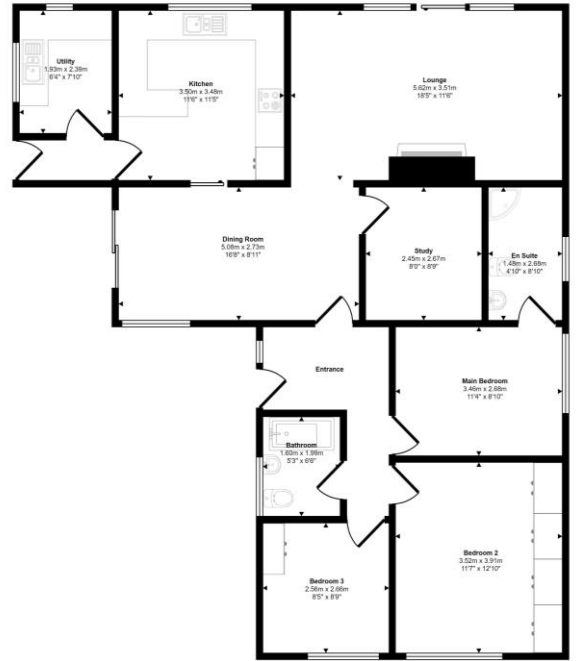
Patio style garden to side with raised beds. Access to property via rear hall. Greenhouse to side of garage.

### BACK GARDEN

Central lawn with beautifully planted border flower beds. Enjoying a sunny aspect.

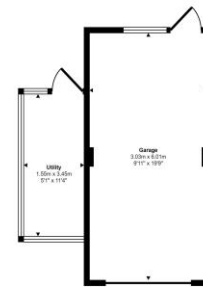
## ENERGY PERFORMANCE RATING: D

## COUNCIL TAX BAND: E



Floorplan  
Approx 108 sq m / 1162 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Garage/Utility  
Approx 24 sq m / 259 sq ft

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## LAYOUT GUIDE ONLY – NOT TO SCALE

The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref B001894 Written by: Bill Bye