



21 Woodland Park
Northam, Devon EX39 2RP

Price Guide £465,000

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ESTATE AGENTS & VALUERS

An impressive 4-bedroom detached (extended & modernised) family house – with integral garage area, driveway and generous plot within this sought-after residential cul-de-sac. The accommodation flows well for the modern family and benefits from an impressively re-modelled open-plan lounge & dining room and a brand new kitchen/breakfast room with bi-fold doors to the garden. The newly created space extends to the first floor which hosts 4 large bedrooms (1 en-suite) and a family shower room plus an enviable amount of storage space – perfect for modern families

Potential no chain.

Situated within walking distance to the shops and amenities within the village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.



Briefly:

Number 21 is a superb family home which has been extended and re-modelled by its current owners. The ground floor now provides an exceptional and unique open plan space and an extended kitchen at the rear with bi-fold doors to the garden. No expense has been spared using materials such as granite kitchen work tops and luxury vinyl tiled flooring. There is also a cloakroom and integral access to the garage & utility space and vast amount of storage through the entire property

The first floor now boasts enough space for 4 very good size bedrooms, luxury shower room and an en-suite to the main bedroom.

Outside:

There is plenty of space and privacy at 21 and the rear garden is of particular note. There is a composite decking area immediately accessed from the kitchen bi-fold doors and the living room plus an attractive stone patio, large enough for safe children play or dining etc. There is a slightly terraced area of lawn, fully enclosed.

The front garden is a small area of lawn plus some well-designed steps to the front door plus a single driveway with access to the garage area of 4.2m of good space.

EPC: C

Council Tax Band: E

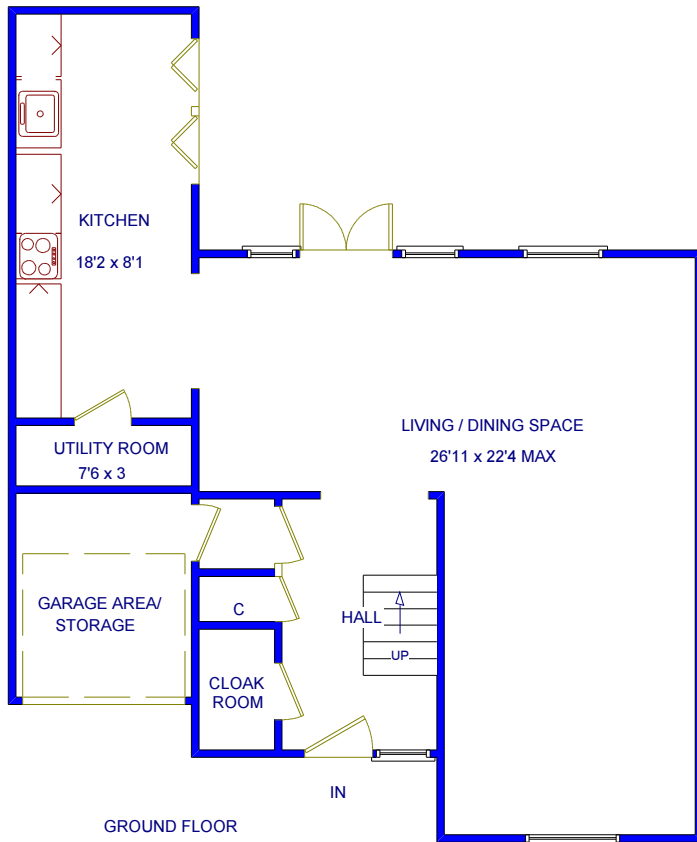
Services: All mains' services are connected. Ample TV/Sky Points throughout the house. Gas central heating, double glazing.

Directions

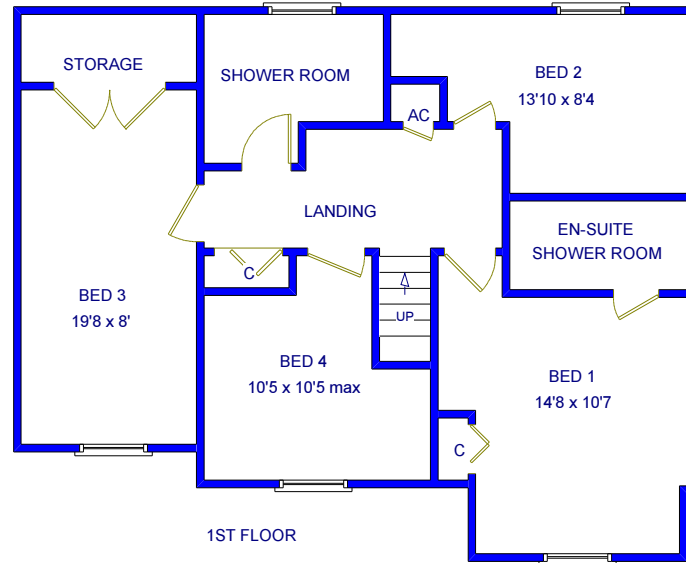
From Bideford Quay proceed along Kingsley Road to Heywood Road roundabout, take the second exit, straight across, signed Northam & Appledore. After a short while take the first

right into Limers Lane. Turn next right into Woodland Park and follow the road round to the right. No. 21 can be found on the right-hand side.





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(NOT TO SCALE)



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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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