



**94 Kimberley Park, Bideford, EX39 1GG**

**£249,900**

Available with NO ONWARD CHAIN, this inviting and expansive 3-bedroom semi-detached residence nestled within a highly desirable residential development.

## Description

This inviting and expansive 3-bedroom semi-detached residence nestled within a highly desirable residential development. Set against the backdrop of a picturesque grass amenity area, this home offers a serene ambiance with captivating distant sea vistas.

Step inside to discover a generously proportioned kitchen diner, an ideal space for culinary delights and family gatherings. The kitchen boasts modern amenities and effortlessly transitions to the rear garden through charming French doors, creating a seamless indoor-outdoor flow.

Throughout the home, UPVC double glazed windows allow natural light to dance in every corner, while the warmth of gas-fired central heating ensures comfort throughout the seasons.

The master bedroom is a sanctuary unto itself, featuring an en-suite bathroom for added convenience and luxury. Additionally, two more bedrooms provide ample space for family members or guests.

Completing the accommodation, a well-appointed family bathroom offers relaxation and rejuvenation after a long day.

Outside, the rear garden presents a tranquil oasis, perfect for al fresco dining, entertaining, or simply unwinding amidst nature's embrace. A garage and parking facilities add practicality and convenience to everyday living.

Embrace a lifestyle of comfort, convenience, and natural beauty with this exceptional property. Don't miss the opportunity to make this your forever home. Schedule your viewing today.

## Lounge 13'1" x 10'0" (3.99 x 3.05)



## Kitchen 18'6" x 10'0" (5.66 x 3.07)



## Bedroom 1 13'5" x 9'10" (4.09 x 3)



## Ensuite



Bedroom 2 9'10" x 8'7" (3.02 x 2.62)



Bedroom 3 9'10" x 7'6" (3.00 x 2.31)



Bathroom



Garage 16'4" x 8'3" (4.98 x 2.54)

#### Measurements

While we endeavor to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

#### Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so

cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### Tenure and Services

Freehold

Council Tax - C

EPC - C

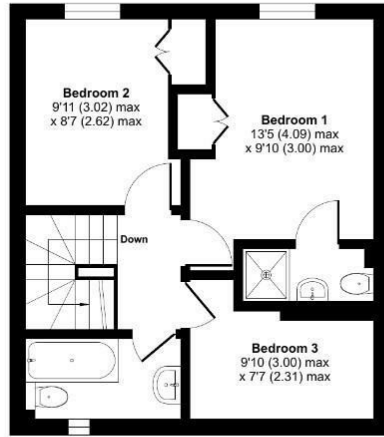
Mains Electric, Gas, Water and Drainage

No Onward Chain

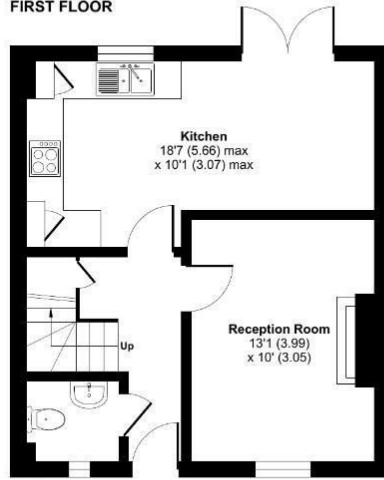
# Floor Plan

## Kimberley Park, Northam, Bideford, EX39

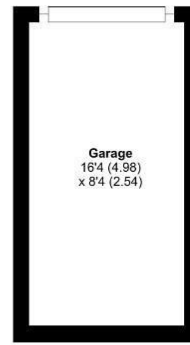
Approximate Area = 802 sq ft / 74.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 938 sq ft / 87.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



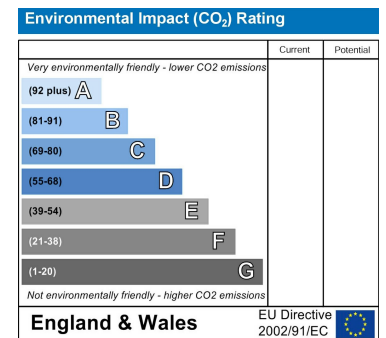
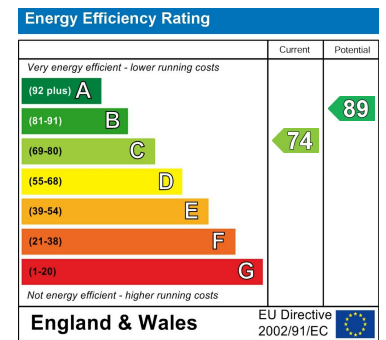
GARAGE

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1094017

# Area Map



# Energy Efficiency Graph



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