

GROUND FLOOR



1ST FLOOR



78 HANSON PARK

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78 Hanson Park

Northam, Bideford, Devon EX39 3SB

Guide Price

£399,950

- First Time on Market Since New!
- 2 Reception Rooms
- Double Garage and Parking
- Detached Modern House
- PVC Double Glazing
- Superb Rear Garden
- 4 Bedrooms
- Gas Central Heating
- No Onward Sales Chain!

**Looking to sell? Let us
value your property
for free!**

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or email bideford@phillipsland.com

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- Room list:**
- Entrance Hall**
 - Ground Floor WC**
 - Lounge**
5.87m x 3.35m*" (19'3" x 11'*)"
 - Dining Room**
3.00m x 2.95m (9'10" x 9'8")
 - Kitchen**
4.32m maximum x 2.87m maximum (14'2" maximum x 9'5" maximum)
 - Utility Room**
2.67m x 2.06m (8'9" x 6'9")
 - Master Bedroom**
3.86m x 3.05m (12'8" x 10')
 - Dressing Room**
 - En Suite Shower Room**
 - Bedroom 2**
3.91m maximum x 3.05m (12'10" maximum x 10')
 - Bedroom 3**
2.79m x 2.74m (9'2" x 9')
 - Bedroom 4**
2.74m x 1.98m (9' x 6'6")
 - Family Bathroom**

Available to the market for the first time since new, this deceptively spacious, modern detached house is ideally suited to providing a comfortable family home. Offering versatile accommodation arranged over two floors, with PVC double glazing and gas central heating throughout, this four-bedroom, two-reception-room property occupies a sought-after residential location, providing easy access to Bideford town centre. Available with NO ONWARD SALES CHAIN, an early internal viewing is highly recommended to avoid disappointment!

The accommodation briefly comprises a spacious, warm and welcoming entrance hall, with a ground-floor WC, cloakroom cupboard and staircase leading to the first floor. The through lounge features an attractive fireplace and leads into a conservatory overlooking the rear garden. Open access from the lounge leads into the dining room, which in turn provides access to the kitchen. The kitchen is fitted with an ample range of storage units, integrated appliances and additional space for further appliances. A separate utility room provides space and plumbing for laundry appliances, together with internal access to the garage.

To the first floor are four bedrooms, with the principal bedroom benefiting from a dressing area and a well-appointed en-suite shower room. A generously sized family bathroom serves the remaining bedrooms.

To the front of the property is a tarmacadam driveway providing off-road parking and leading to a DOUBLE GARAGE (17'3" x 16'5"), equipped with two roller doors, power, lighting, eaves storage and a pedestrian door providing access to the rear.

The enclosed, split-level rear garden is accessible from the side of the property and has been thoughtfully designed for ease of maintenance. It features paved seating areas, attractive flower borders and a circular raised planter with a brick-paved surround.

Services
All mains Services Available

Council Tax band
E

EPC Rating
D

Tenure
Freehold

Viewings
Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797

