



BRAMDENE

14 LENWOOD PARK, BIDEFORD, DEVON, EX39 3PD

£437,500

A Hidden Haven in One of Northam's Most Desirable Cul-de-sacs – Beautiful Gardens Extending to Approximately 0.4 Acres.

Occupying an enviable corner plot within a quiet and highly sought-after cul-de-sac, 14 Lenwood Park enjoys a wonderfully private setting whilst remaining conveniently close to town, its excellent range of local amenities and nearby coastal attractions.

Approached through a gated entrance leading to a generous driveway and detached garage, the property offers a generous parking area together with an immediate sense of privacy and seclusion. Landscaped gardens frame the approach, with steps descending from the driveway to the front entrance, providing an attractive introduction to this lovely home.

Being beautifully presented throughout, the property has been thoughtfully refurbished by the current owners to create a comfortable and welcoming bungalow. The extensive improvements include a new roof, a new central heating system, a complete rewire, and a stylish new kitchen and bathroom, all finished to a high standard, allowing the new owners to move straight in and enjoy their new home.

The entrance hall provides access to the well-planned accommodation, where natural light flows effortlessly throughout. There are two double bedrooms, both offering pleasant outlooks, whilst the family bathroom has been recently modernised and finished with full-height tiling.

At the heart of the home is a central dining area, creating an ideal space for everyday living and entertaining alike. From here, the accommodation opens into the comfortable lounge, where French doors invite the outside in and provide direct access to the rear garden, making the most of the beautiful surroundings. Adjoining the dining area, the fully fitted kitchen is equipped with an excellent range of matching eye and base level units complemented by generous work surfaces, together with a door providing further access to the garden.





The true highlight of this remarkable home is undoubtedly its outstanding gardens. Extending to approximately 0.4 acres, the outside space has been lovingly cultivated to create a peaceful sanctuary where wildlife and nature flourish. A patio immediately adjoins the property, providing the perfect setting for al fresco dining or simply enjoying the tranquil surroundings. Beyond, attractive rockeries and mowed pathways meander through the lawns, colourful planted borders and carefully established areas of wildflowers, thoughtfully designed to encourage birds, bees and butterflies.

The gardens continue to reveal an abundance of mature shrubs, specimen trees, fruit trees, flowering plants and established bushes, with the current owners having nurtured natural borders that blend seamlessly into the surrounding landscape. A pond & 20' summerhouse further enhance this exceptional outdoor environment, while the rear boundary adjoins natural woodland, offering an idyllic backdrop together with attractive views across the surrounding countryside. Rarely does a garden of this size and quality become available, providing a genuine haven for those with a love of gardening, wildlife or simply peaceful outdoor living.

Offering exciting potential for further extension or enlargement, subject to the necessary planning consents, 14 Lenwood Park presents a rare opportunity to acquire a beautifully maintained home in an exceptional setting, combining privacy, generous gardens and future potential in one of Northam's most desirable residential locations.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate (EPC): TBC

Council Tax: Band C (£2,357.71 p/a) **What3Words:** sorter.desire.issue





24 The Quay | Bideford | Devon | EX39 2EZ



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.

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