

8 NORTHVILLE PARK, KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

8 NORTHVILLE PARK

Description

Situated in a quiet cul-de-sac with only two other properties is this bright and spacious family home which offers approximately 1441.4 sq ft (133.9 sq m) of beautifully presented, versatile living accommodation, a delightful garden, garage and parking.

Off the entrance hall which has stairs to the first floor and a cloakroom you step into the charming sitting room. This is a lovely bright room with fireplace inset with a gas fire and views to the front garden. From here an open walkway takes you through to the dining room, which is perfect for family meals and entertaining. The full height glazed sliding doors open to the garden and allow natural light to flood into the ground floor rooms. To the rear is a modern, well-equipped kitchen/breakfast room that naturally becomes the heart of the home. There's plenty of fitted base and wall units, integrated appliances and a useful central island/breakfast bar. The kitchen enjoys views to the garden and has access doors through to the dining room and out to the rear. Upstairs are four bedrooms, three generous double bedrooms and a fourth room currently used as a home office. The larger bedrooms offer excellent flexibility for growing families, guest accommodation or additional workspace. Bedroom 2 benefits from an en-suite shower room, while the family bathroom, complete with bath and separate shower cubicle serves the remaining rooms.

The private rear garden is a wonderful mix of plants, trees and shrubs bringing colour throughout the seasons. There is a level lawn, large patio seating/entertaining area bound by a low wall, a gravelled area to the side of the property (currently housing the pool). The garden is bound on two sides by timber fencing and the impressive landscaped bank, which is packed full of shrubs backs onto open fields.

At the front of the property, there is driveway parking for a couple of vehicles in front of the garage, which has been divided to contain a office space to the rear, plus an EV charging point and a side gate into the garden .

Situation

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre, community hospital, library and churches, primary school, and a community college. Close by there are boat moorings, quays, and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

Directions

what3words - spillage.symphonic.recipient

From our office in Kingsbridge continue up Fore Street going straight over at the junction onto Stentiford Hill. Take the first left turn into Archery Close then left again into Northville Park, a short way along turn right into a private cul-de-sac of 3 properties where you will see No.8.



PROPERTY DETAILS

Property Address

8 Northville Park, Kingsbridge, Devon TQ7 1AR

Mileages

Totnes 13 miles; A38 Devon Expressway 10 miles; Salcombe 6 miles; Plymouth 20 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage. Gas central heating. Two boilers, one in the kitchen and one on the landing. Electric showers.

EPC Rating - Band D. Current: 62, Potential: 85

Council Tax Band - D

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Beautifully presented, detached property
- Spacious, versatile accommodation
- Spacious sitting room, separate dining room
- Well-equipped kitchen/breakfast room
- 3 generous double bedrooms (the 4th is currently set up as a home office)
- Bathroom, en-suite shower room and cloakroom
- Private, established lawned garden
- Garage with office space to the rear
- Driveway parking - EV charging point
- Substantial loft space - ideal for conversion STPP
- Quiet cul-de-sac location, short walk to amenities

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

