

36 Northfields Lane, Brixham, TQ5 8RS
Freehold Bungalow - Semi Detached
£309,950

boycebrixham

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Northfields Lane, Brixham – Versatile 3-Bedroom Dormer Bungalow on a Generous Plot

Tucked away along a quieter stretch of Northfields Lane, this well-presented and highly versatile three-bedroom dormer bungalow enjoys a generous plot and an enviable position within easy reach of Brixham's harbour and town centre.

Approached via a gated entrance, a gently winding path leads through a pretty lawned front garden, enjoying a lovely open southerly aspect, setting an inviting tone on arrival. Inside, a welcoming entrance hall provides access to the main ground floor accommodation.

The dual-aspect kitchen/dining room is both light and spacious, offering ample worktop and storage space, with a pleasant outlook over the rear garden. The dining area is centred around a charming log burner, creating a warm and sociable heart to the home. The lounge provides a calm and comfortable retreat, elevated to take in far-reaching views across Brixham towards Southdown Avenue.

Flexibility is a key feature here, with two additional ground floor rooms offering a range of uses – ideal as bedrooms, home office space, or further reception rooms depending on individual needs.

Upstairs, the impressive principal bedroom is generously proportioned, benefitting from useful eaves storage and an elevated outlook over the rear garden.

Externally, the property truly excels. The rear garden is a standout feature – a sunny and well-established space, mainly laid to lawn with a lower patio seating area, colourful planted borders, and a productive garden area complete with greenhouse. To the rear, a substantial car port provides excellent covered storage and sits alongside a double driveway, offering off-road parking for two large vehicles, accessed via a charming rear lane.

Further benefits include gas central heating and a high standard of presentation throughout. A superb home offering space, flexibility, and lifestyle appeal in a sought-after Brixham location.

Early viewing is highly recommended.

Council Tax Band: C

3 1 1

- Versatile 3 Bed Dormer
- Very Sunny Garden w/ Open Views
- Double Parking + Large Carport
- Great Central Location
- Well Presented Throughout
- Freehold / Council Tax Band C









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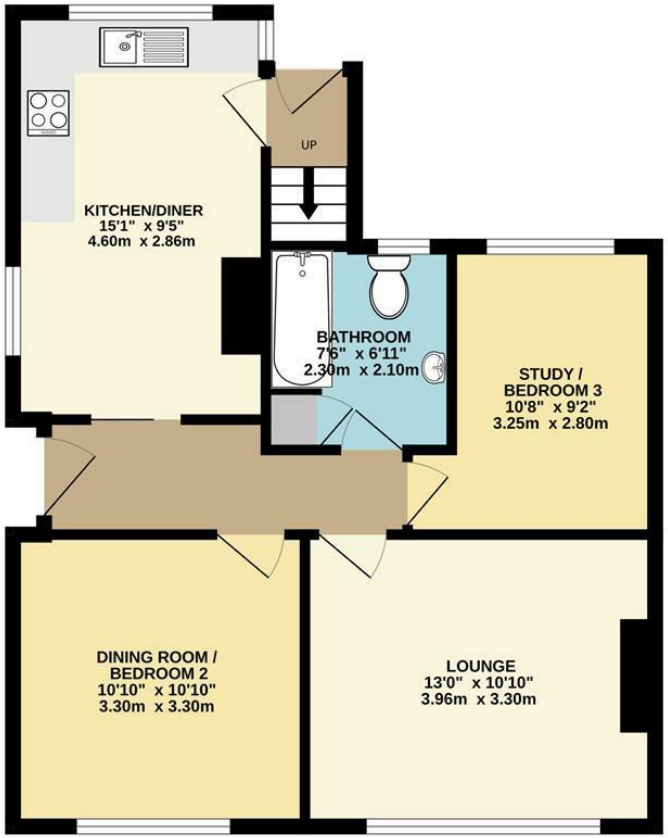




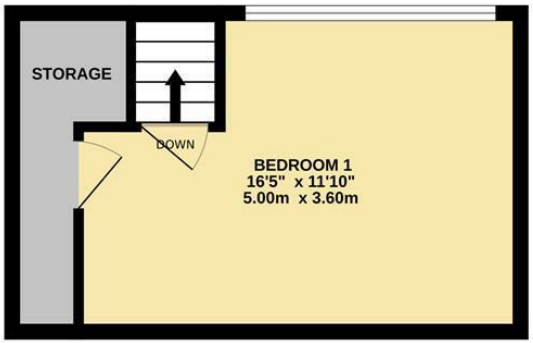
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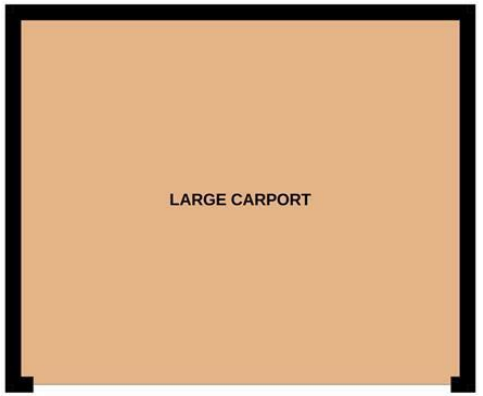
GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



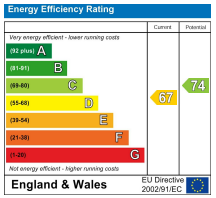
OUTSIDE
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating: D



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