



2 HAMPTON PARK
RALEIGH, BIDEFORD, DEVON, EX39 3BR

£585,000

A spacious and adaptable home in a desirable location, offering flexibility for modern family living and multi-generational use.

An individual detached residence occupying a generous plot in a pleasant and well-established position, 2 Hampton Park offers spacious and versatile accommodation ideally suited to modern family living, with the added benefit of potential annexe space for a dependent relative or guest suite.

A spacious and welcoming entrance hall sets the tone on arrival, providing access to the principal living accommodation. The lounge is a comfortable and inviting space, opening naturally into the dining room, creating an ideal environment for both everyday living and entertaining.

The modern kitchen/breakfast room is well-appointed and thoughtfully designed, complemented by a separate utility room for added practicality.

To the rear of the property, the accommodation becomes particularly versatile, with a sun room, garden room and wet room creating excellent potential for an annexe, guest suite or dependent relative accommodation, subject to requirements. This flexible layout enhances the home's appeal for multi-generational living or those seeking adaptable space.

To the first floor, four well-proportioned bedrooms are arranged around a bright landing. The principal bedroom benefits from fitted wardrobes and an en-suite shower room whilst bedroom 2 enjoys access to a 'Jack & Jill' bathroom and offers walk-in wardrobe space.

Bedroom 3 includes an en-suite WC & wash basin, while bedroom four is fitted with wardrobes and could equally serve as a dressing room or home office if required.





Externally, the property is set within gardens that envelop the home, creating a sense of privacy and space. A large driveway provides ample parking and leads to a double garage. The front garden is laid predominantly to lawn, with a further raised lawn terrace — a delightful spot to relax with a book or enjoy a refreshing drink. The rear garden offers mature hedging and shrubs, areas of lawn and patio seating, ideal for outdoor dining and entertaining.

LOCATION

Hampton Park enjoys a pleasant position on the outskirts of town, yet remains conveniently accessible to nearby amenities and coastal villages including Bideford, Northam, Westward Ho! and Appledore.

Bideford offers a range of everyday shopping, schooling and leisure facilities, while Northam provides local amenities and access to the scenic Northam Burrows Country Park.

Westward Ho! is well known for its expansive sandy beach and coastal walks whilst also offering numerous amenities including established bars, restaurants and coffee shops. Appledore, meanwhile, is a charming waterside village with a selection of independent shops, eateries and a vibrant maritime character.

NEED TO KNOW

Services: All mains services are connected.
Energy Performance Certificate (EPC): C (77)
Council Tax: Band F (£3,241.86 per annum)

What3Words: stud.using.zeal





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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