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21 WOODLAND PARK, NORTHAM, BIDEFORD. EX39 2RP

GUIDE: £425,000

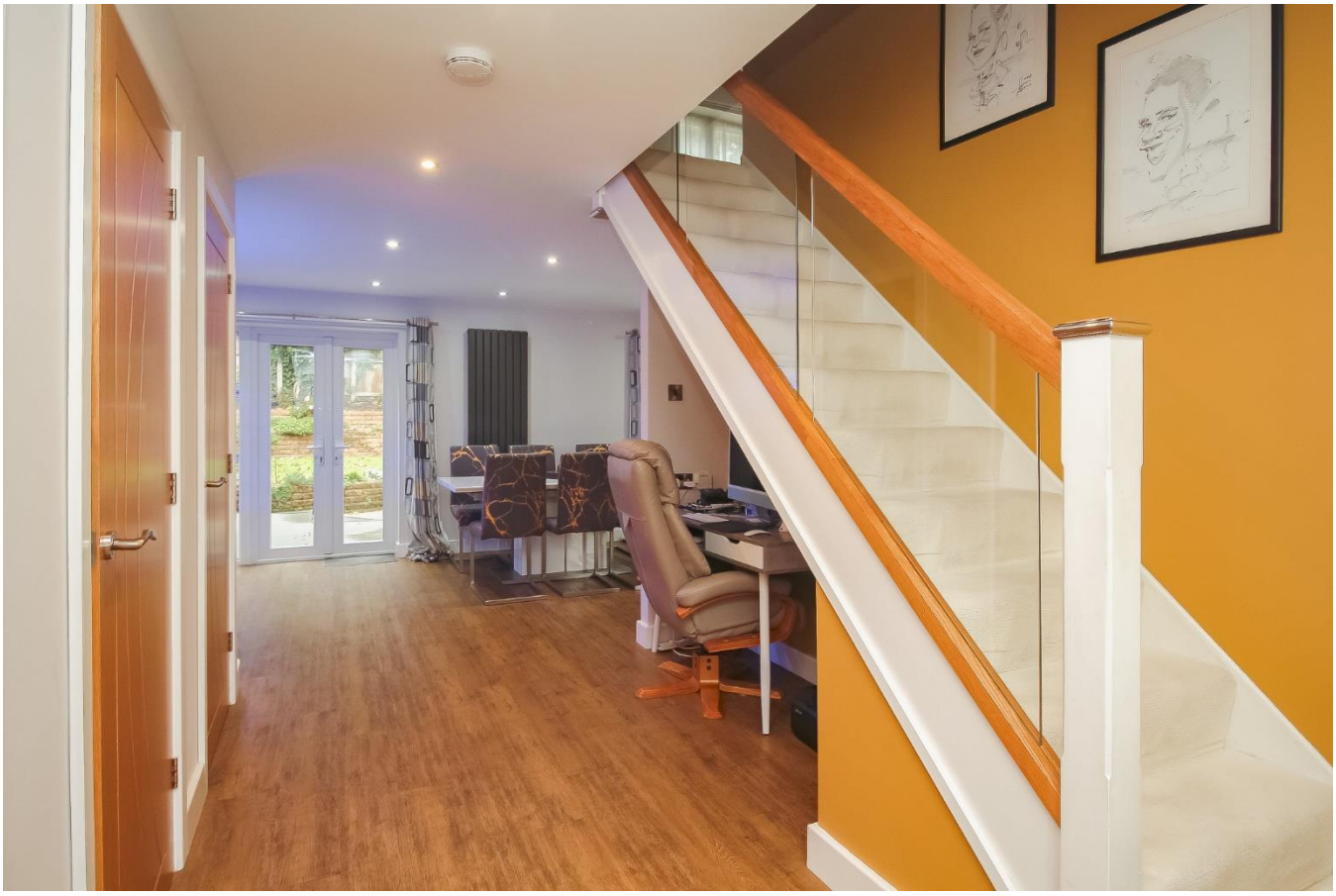
Most impressive detached property having undergone much improvement and re-design which now offers fabulous open living accommodation with 4 generous sized bedrooms. The property enjoys a light and airy feel with an enviable amount of storage. Set within a small cul-de-sac within the sought after road of Limers Lane which is conveniently place between Bideford and Northam together with easy access to the Link Road. This is not your typical modern property and the agents have no hesitation in recommending an appointment to view for it to be truly appreciated.





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Originally built in the mid 1990's the property has in recent times undergone an extensive program of improvements, by the current owners, which has included a side extension, conversion of the original garage, internal re-modelling and the updating of the visual finish of the rooms and the result is a most impressive executive home offering extremely smart, light and airy accommodation.

Limers Lane is undoubtedly one of the most attractive and highly sought after residential areas in the Torridge District running down to the River Torridge and set between the Port and Market town of Bideford and the village of Northam. Northam village offers a good range of family owned businesses, Churches, Public Houses, Medical Centre, Dental Surgery, Junior/Infants School and indoor heated swimming pool complex. Bideford affords a wider range of amenities with a quite picturesque quayside and Victoria Park. Nearby is the seaside resort of Westward Ho! having long sandy beach, adjoining Championship Golf Course and miles of Cliffside walks. Regular bus services are available from the top of Limers Lane. The North Devon Link Road is close to hand with easy communication to North Devon's principal town of Barnstaple (approx. 10 miles) and the M5 Motorway north of Tiverton (approx. 45 miles).

SERVICES: All mains services. Gas fired central heating. Upvc double glazed windows.

COUNCIL TAX BAND: E. **TENURE:** Freehold.

DIRECTIONS TO FIND: From Bideford proceed as to Northam village passing through the Heywood Road roundabout at the end of the Torridge Bridge, thereafter taking the first turning right into Limers Lane. After a short distance the entrance to Woodland Park will be on your right and the property will be found nearer the end of the development, tucked away within the cul de sac on the right-hand side.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

COVERED ENTRANCE: Composite style entrance door, with obscure double glazed panels, gives access to:-

OPEN RECEPTION HALL: A most impressive entrance with glazed panelled staircase to the first floor with open recess under. Upvc double glazed window. Central heating radiator. Engineered wood effect flooring. Opens through into the main reception room.

CLOAKROOM: Low level wc. Pedestal wash hand basin with feature splashback boarding. Modern metal boxed consumer unit. Obscure upvc double glazed window with fitted roller blind. Engineered wood effect flooring.

WALK-IN STORAGE CUPBOARD: 1.39m x 1.2m (4'6" x 3'11") Wall mounted gas boiler. Automatic light. Engineered wood effect flooring.

INNER LOBBY: Recessed area, ideal for the storage of cloaks and shoes. Door to:-

GARAGE/GYM: 3.54m x 2.44m (11'7" x 8'0") Because the space is currently used as a gym the up and over door is still in place but has been covered by internal panelling. To aid comfort and to offer warmth a wooden flooring has been laid with a foam mat covering. Recessed storage and shelving with sliding panel doors.

OPEN PLAN 'L' SHAPED RECEPTION ROOM: 7.96m x 6.8m (26'1" x 22'3") An amazing dual aspect room with upvc double glazed windows both front and back. Feature wall with wood slatted panelling. 2 Vertical central heating radiators. Engineered wood effect flooring. The shape of the room gives flexibility as to the space required for the living and dining area's. Upvc double glazed double patio doors give access out to the rear garden. Opening through to:-

KITCHEN: 5.54m x 2.22m (18'2" x 7'3") Bi-folding doors (with internal blinds) open to decked terrace giving the option for al fresco dining. Extensive working surface incorporating deep sink unit and ceramic hob (extractor hood over) with built-in oven and a great range of cupboards/drawers under. Matching range of wall cupboards. Engineered wood effect flooring. Ample space for large fridge/freezer.

UTILITY: 2.29m x 0.86m (7'6" x 2'9") Plumbing for washing machine.

FIRST FLOOR

LANDING: Access hatch to loft space. Built-in airing cupboard with hot water cylinder. Carpet as laid.

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BEDROOM 1: 4.09m x 3.14m (13'5" x 10'3") Upvc double glazed window. Built-in wardrobes. Central heating radiator. Carpet as laid. Door to:-

EN-SUITE SHOWER ROOM: Generous sized shower with glazed screening and splashback boarding. Low level wc. Wash hand basin with storage cupboard under. Chrome ladder style radiator. Obscure upvc double glazed window. Vinyl floor covering.

BEDROOM 2: 5.77m x 2.4m (18'11" x 7'10") Because of the size of the room and the fact it adjoins the main shower room there should be the potential to create an en-suite for this room if required. Upvc double glazed window. Deep built-in storage cupboard with fitted shelves. Central heating radiator. Wood effect laminate flooring.

BEDROOM 3: 3.2m (10'5") plus recess x 2.53m (8'3") Upvc double glazed window with rear aspect. Deep recess, ideal for freestanding or built-in wardrobe. Central heating radiator. Wood effect laminate flooring.

BEDROOM 4: 2.78m (9'1") x 2.49m (8'2") plus door entry recess. Upvc double glazed window. Central heating radiator. Wood effect laminate flooring.

SHOWER ROOM: 2.72m x 2.28m (8'11" x 7'5") Extremely generous walk-in shower with dual headed shower unit. Wc with concealed cistern. Dual wash hand basins with storage drawers under and a wall mounted mirror with integrated light over. Chrome ladder style central heating radiator. Obscure upvc double glazed window. Vinyl flooring.

OUTSIDE

Area of lawned frontage with easy paved stepped approach to the front entrance. Gated side access to the rear garden. Tarmaced driveway giving off road parking and access to the integral garage (see description within earlier part of the sales particulars). Useful cold water tap.

The rear garden enjoys a high degree of privacy. Composite decking area immediately accessed from the kitchen bi-fold doors and the patio doors from the main reception room. Hardstand area with provision for a hot hub, if required. Attractive brick and paved patio area with slightly raised lawned terrace. Useful garden storage shed. Terraced planting/shrub beds.



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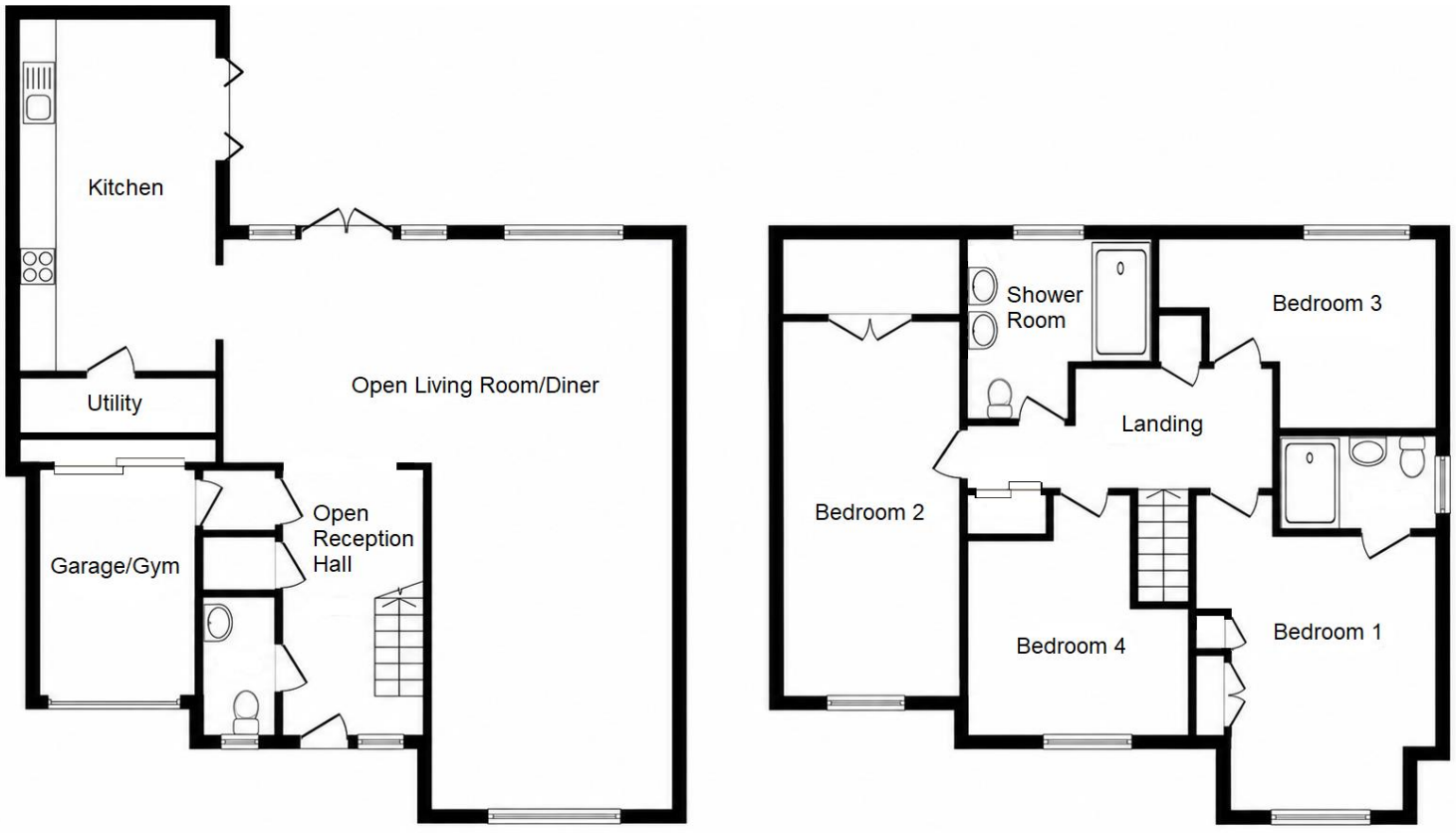
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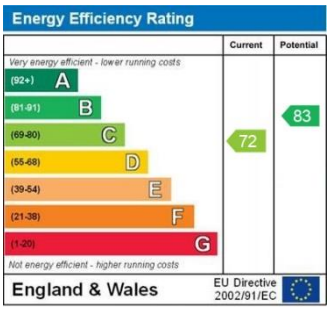


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