



7 GOODWOOD PARK ROAD,  
NORTHAM, BIDEFORD, DEVON, EX39 2RR

£450,000

**Impressive extended five-bedroom detached home occupying a corner plot within a quiet cul-de-sac. Offering spacious family accommodation, private garden, driveway and garage, alongside energy-efficient features including solar panels and an air source heat pump, all in a sought-after location.**

Situated within a highly sought-after residential location and occupying a desirable corner plot within a quiet cul-de-sac, this impressive and substantially extended five-bedroom detached residence offers spacious, versatile accommodation perfectly suited to modern family living. Enhanced by an array of energy-efficient upgrades, including solar panels and an air source heat pump, the property combines practicality, comfort, and sustainability in equal measure.

Approached via a double-width driveway providing off-road parking and access to the garage, the property immediately presents an attractive first impression. The entrance porch provides a welcoming introduction and leads through to a useful utility room with external access, together with a conveniently positioned cloakroom.

The main hallway opens into the well-proportioned lounge, a bright and inviting room featuring double patio doors that provide direct access to the rear garden. The kitchen is fitted with a comprehensive range of units and incorporates a breakfast bar, creating a sociable hub of the home. Seamlessly flowing from the kitchen is the impressive extended family room, a superb multi-functional space offering ample room for both dining and relaxation. With views across the garden and generous proportions throughout, this area truly forms the heart of the home and is ideal for entertaining family and friends.





The first floor accommodation is equally impressive, arranged over a split-level landing which enhances the sense of space. A generous half-landing leads to two spacious double bedrooms overlooking the rear elevation, while a further staircase provides access to three additional double bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst a recently upgraded family bathroom serves the remaining bedrooms to a high standard. Unusually, all five bedrooms are genuine doubles, providing excellent flexibility for growing families, home working, or guest accommodation.

Externally, the property enjoys a private and fully enclosed wraparound garden which makes the most of its corner plot position. An extensive decked terrace provides the perfect setting for outdoor dining, entertaining, and relaxation, whilst the lawn is bordered by a variety of mature trees, shrubs, and planting, creating an attractive and established environment. Access is available from both sides of the property, adding further practicality.

A particular highlight of this exceptional home is its commitment to energy efficiency. The combination of solar panels and an air source heat pump significantly enhances the property's environmental credentials while helping to reduce running costs, making it an increasingly attractive proposition for modern buyers.

#### **NEED TO KNOW**

Services: All mains services are connected  
Energy Performance Certificate (EPC): A (99)  
Council Tax: Band E (£3,200.07 per annum)





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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