Bond Oxborough Phillips

Changing Lifestyles

4 Goodwood Park Road
Northam
Bideford
Devon
EX39 2RR

Asking Price: £385,000 Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

4 Goodwood Park Road, Northam, Bideford, Devon, EX39 2RR

AN IMMACULATE DETACHED PROPERTY WITH A BEAUTIFULLY ESTABLISHED SOUTH-FACING GARDEN

- 3 Bedroom
- Wonderfully bright & inviting Living Room with patio doors opening directly onto the rear garden
- Impressive Kitchen / Diner with walk-in pantry
- Utility Room & separate Cloakroom
- Stylish, contemporary Family Bathroom
- Driveway parking & adjoining Garage
- South-facing rear garden - undoubtedly one of the property's standout features
- Offering an exceptional combination of location, presentation & lifestyle appeal

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Overview

Situated in the highly sought-after Goodwood Park Road, one of Northam's most desirable residential locations, this is a rare opportunity to acquire an immaculately presented 3 Bedroom detached home that offers generous proportions, a high standard of finish and a wonderful south-facing garden. Beautifully maintained throughout, this is a home perfectly suited to modern family living.

A brick-paved driveway provides off-road parking for at least 2 vehicles and leads to the adjoining Garage, which benefits from power, lighting and useful overhead storage. A welcoming Entrance Porch opens into a spacious Entrance Hall where the area beneath and alongside the staircase provides an ideal space for a home office or study area.

The Living Room is a wonderfully bright and inviting space, featuring attractive wooden flooring, a wood burning stove set upon a slate hearth and sliding patio doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

Across the hallway, the impressive Kitchen / Dining Room is beautifully fitted with an extensive range of cream wall and base units complemented by quality worktops. Integrated appliances include an oven, microwave and dishwasher, while there is space for an American-style fridge / freezer. A superb walk-in pantry provides excellent storage, and the spacious dining area, enhanced by a charming box bay window, offers the perfect setting for family meals and entertaining.

Completing the ground floor is a practical Utility Room with space for both a washing machine and tumble dryer, the gas fired boiler and a separate Cloakroom with WC.

Upstairs, the spacious Principal Bedroom benefits from its own En-suite Shower Room. The remaining 2 Bedrooms are both comfortable doubles, served by a stylish contemporary Family Bathroom. A particularly striking feature is the generous landing, where a large arched window floods the space with natural light and creates a real sense of character.

Outside, the south-facing rear garden is undoubtedly one of the property's standout features. Exceptionally sunny throughout the day, it enjoys a raised patio that provides a lovely seating area with views towards the surrounding countryside. The lawn wraps around the property and is complemented by established flower borders, vegetable beds, a mature palm tree and a garden shed, all combining to create a wonderful outdoor space for relaxing, entertaining and family life.

Offering an exceptional combination of location, presentation and lifestyle appeal, this outstanding home is sure to attract significant interest. An early viewing is highly recommended.

Council Tax Band
D - Torridge District Council

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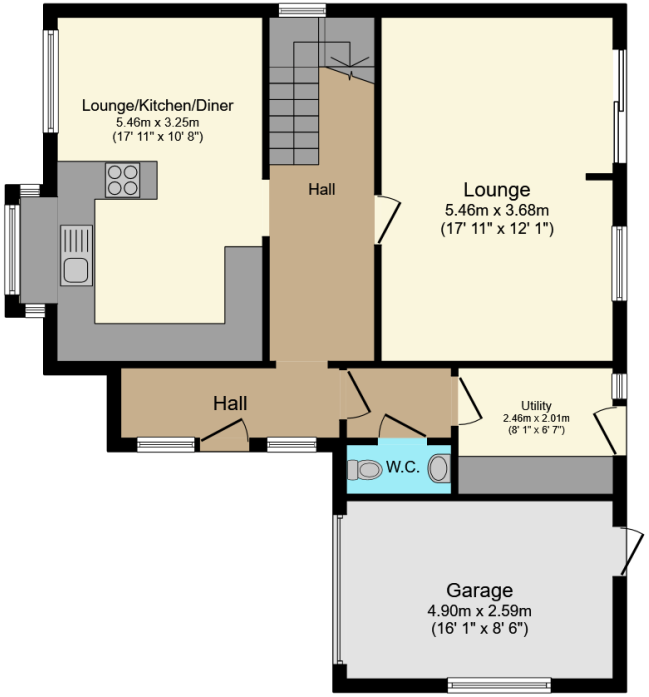
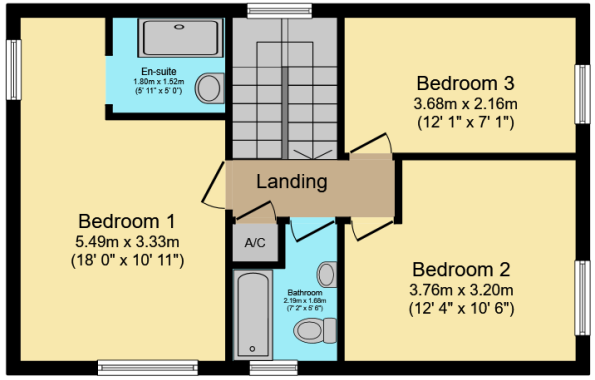


Ground Floor



First Floor

Total floor area: 123.1 sq.m. (1,325 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

Directions

From Bideford Quay proceed towards Northam passing over the roundabout and take the second right hand turning onto Goodwood Park Road. Proceed downhill a little to where a turning on your right hand side will lead to number 4 Goodwood Park Road.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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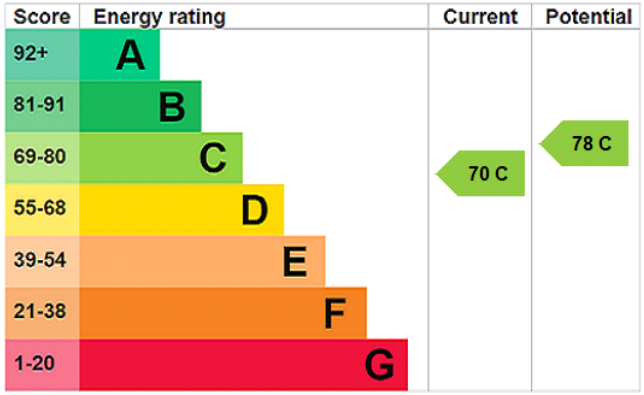

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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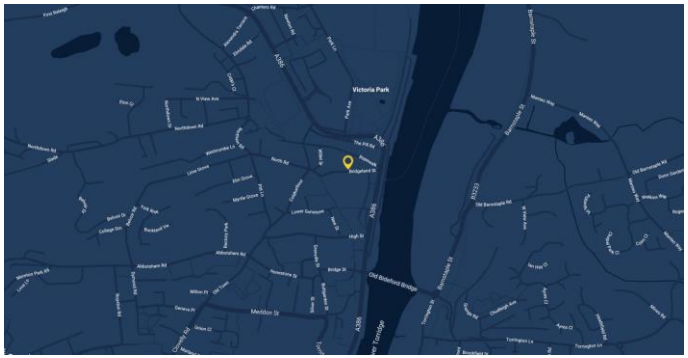
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