Bond Oxborough Phillips

Changing Lifestyles

10 Hanson Park
Northam
Bideford
Devon
EX39 3SA

Asking Price: £275,000 Freehold

Changing Lifestyles

01237 479 999
bideford@boppropertyy.com

10 Hanson Park, Northam, Bideford, Devon, EX39 3SA

A DETACHED BUNGALOW OOCCUPYING A CORNER PLOT WITH NO ONWARD CHAIN

- 2 Bedrooms
- Bay-fronted Lounge with coal effect gas fire
- Modern fitted Kitchen & separate Utility Room with garden access
- Conservatory opening onto the rear garden
- Enclosed rear garden with patio & lawn
- Private driveway parking & Garage with electric roller door
- Sought-after Hanson Park location in Northam
- UPVC double glazing & gas central heating

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Offered for sale with no onward chain, this 2 Bedroom detached bungalow occupies an appealing corner plot within the sought-after Hanson Park area of Northam. The property offers well-proportioned single-storey accommodation together with a conservatory, utility room, enclosed rear garden, private driveway and garage.

Hanson Park is an established residential location conveniently positioned for Bideford town centre, Victoria Park, the River Torridge and nearby riverside walks. Northam village and the coastal resort of Westward Ho! are also readily accessible.

An Entrance Porch leads into a generous Lounge where a feature bay window overlooks the front garden and provides plenty of natural light. A coal effect gas fire set within a Minster-style fireplace creates an attractive focal point.

A door leads into the well-equipped Kitchen which is fitted with a range of modern wall and base units, complementary work surfaces and an inset sink. Appliances include a 4-ring gas hob, built-in electric oven, extractor and integrated fridge. From the kitchen, a door opens into the Conservatory. This useful additional reception space enjoys an outlook over the rear garden with UPVC sliding doors providing direct outside access. A further sliding door leads into the Utility Room, which has plumbing and space for an automatic washing machine together with a second door onto the garden.

The Inner Hall has a cupboard housing the gas fired boiler serving the central heating and domestic hot water. Bedroom 1 overlooks the front garden and benefits from fitted, mirror-fronted double wardrobes, while Bedroom 2 enjoys an outlook over the rear garden. Both bedrooms are served by a Shower Room fitted with a double-size shower cubicle, pedestal wash hand basin and low level WC.

Outside, the front and return side gardens are arranged with low-maintenance decorative chippings. A private driveway provides off-road parking and leads to the Garage, which has an electric roller door and a personal door opening into the rear garden.

A gate between the bungalow and garage provides useful pedestrian side access. The enclosed rear garden comprises an extensive paved patio, a formal lawn and established flower and shrub beds and borders. A useful garden store is positioned along the opposite side of the bungalow.

Further benefits include UPVC double glazing, gas fired central heating and the considerable advantage of no onward chain.

Council Tax Band
C - Torridge District Council

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Floor Plan

Total floor area: 73.2 sq.m. (788 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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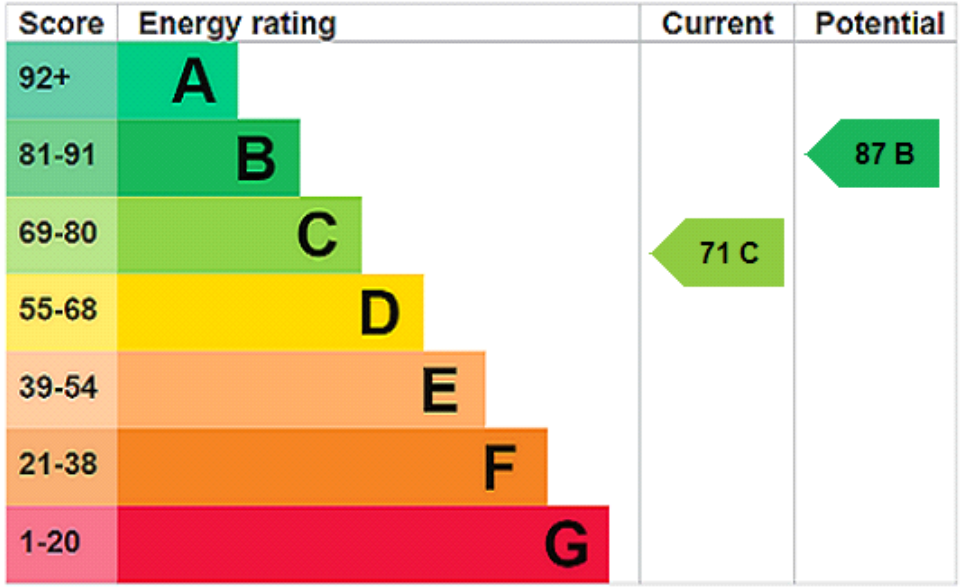

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Directions

From Bideford Quay proceed towards the Heywood Road roundabout. After passing the right hand turning for Orchard Hill, take the next right hand turning into Hanson Park. Follow the road to where number 10 will be found on your left hand side with a numberplate and For Sale notice clearly displayed.

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