



**7 LENWOOD PARK, NORTHAM, EX39 3PD**

**O.I.R.O £410,000**

A spacious 4 bedroom property conveniently located on the edge of Northam benefiting from gas central heating, boasting a modern kitchen with integrated Neff appliances, dual aspect lounge, master en-suite bedroom, generous rear garden, garage and driveway parking.

Situated on the edge of Northam & within close proximity of Bideford too, Lenwood Park is highly sought-after being within walking distance of Kenwith Nature Reserve for leisurely strolls with the dog or local walks taking you to the long sandy beach at Westward Ho!, whilst local amenities are a short drive away along with access to the North Devon Link Road.

A sweeping driveway and immaculate lawn guide you to the front porch, opening to a surprisingly spacious hallway.

To the right the living room enjoys a dual aspect, south facing to the front whilst views over the rear garden make for a lovely outlook.

The hall leads to the open plan kitchen/diner, again enjoying a dual aspect. The modern kitchen is one to be envious of, with A Rated Neff appliances integrated throughout including a double oven, microwave, induction hob, dishwasher, washing machine, fridge freezer and additional freezer, along with plenty of wall & base level units, larder cupboard and useful breakfast bar island, whilst the dining room comfortably houses a large dining table.

There is a good size downstairs double bedroom with built in wardrobes and the main bathroom comprises a bath & pedestal basin, with separate

WC which makes up the remainder of the ground floor.

Heading upstairs there are 3 further bedrooms, with the main bedroom having an en-suite shower room and plenty of built in wardrobes. The second bedroom is of good-size with views over the rear garden. To the front a single bedroom, home office and great storage room are nestled in the eaves, making the most of the useable floor space.

Outside, the rear garden is beautifully kept with patio, generous lawn and a pond, whilst a 19' x 6'10 summer house/workshop provides a wonderful place to pots plants, relax away from the sun or even serve as a great workshop. To the front is an immaculately kept lawn and drive for multiple vehicles which creates a lovely approach to the property.

A workshop area, store and garage are accessed at the rear of the property. The property also benefits from a large under-croft storage area.

**Services:** All mains services are connected

**Energy Performance Certificate:** D (56)

**Council Tax:** BAND D (£2,385.71 per annum)



Total area: approx. 159.2 sq. metres (1713.7 sq. feet)

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.