



40 GOODWOOD PARK ROAD NORTHAM, EX39 2RR

GUIDE £325,000

Nestled within Goodwood Park Road, this well-proportioned 3 bedroom detached home offers light and spacious living, a modern kitchen and a master en-suite, all complemented by a generous rear garden ideal for relaxing or entertaining, along with driveway parking and an impressive integral garage.

Set within a popular and well-regarded location, this detached 3 bedroom home, constructed in the early 1980s sits comfortably within its surroundings with the coastal path and riverside walks close being close by.

Arranged over the first floor, the well-proportioned accommodation includes a bright lounge/diner, which overlooks the front & rear gardens respectively. The kitchen offers a good range of cupboards & drawers, with the adjoining utility room providing access to the rear garden. The kitchen and dining space sit alongside one another, offering potential for an open-plan arrangement if desired.

There are three generous bedrooms, two with fitted wardrobes, including a principal bedroom with en-suite together with the family bathroom.

Outside, the property has an attractive lawned frontage with driveway parking plus gated access to both sides. The rear garden is mainly laid to lawn and features a patio area, established trees, shrubs and flowering plants. A useful side section offers space for sheds, a greenhouse or a small vegetable plot.

The garage is fitted with an electric roller door together with access to the rear garden. An additional full-height area alongside the garage provides excellent storage and workshop space.

Services: All mains services are connected
Energy Performance Certificate: C (77)
Council Tax: BAND D (£2,500.30 per annum)

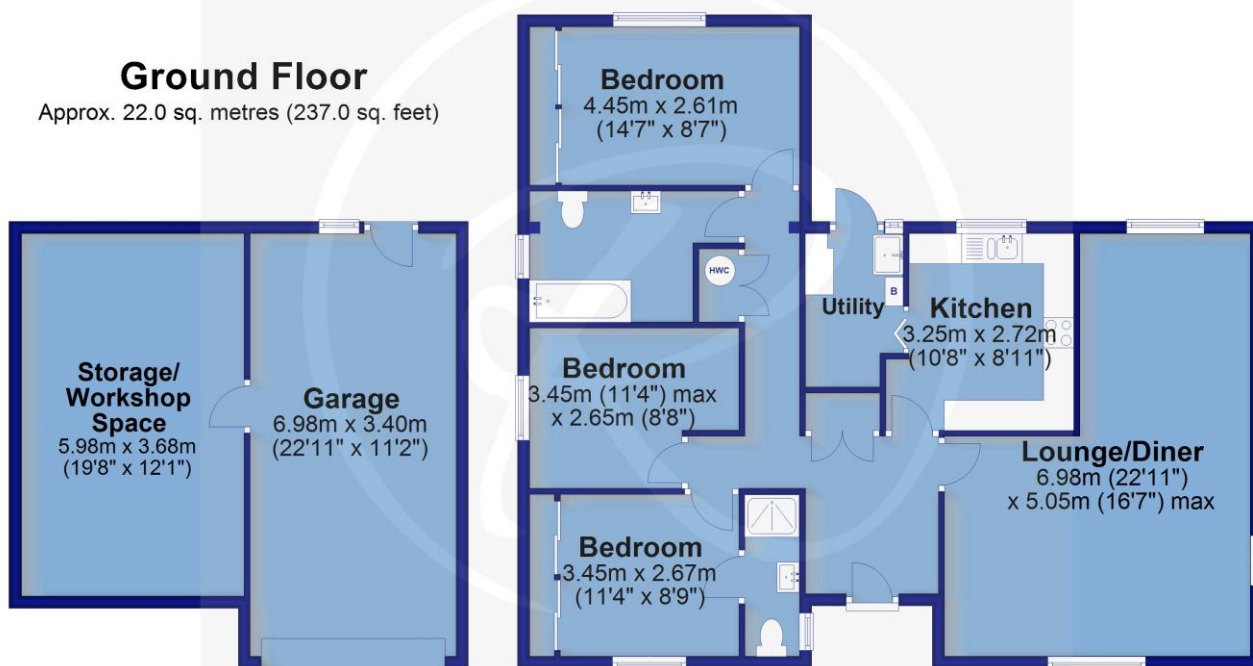


First Floor

Approx. 95.7 sq. metres (1030.1 sq. feet)

Ground Floor

Approx. 22.0 sq. metres (237.0 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.