

REAR ELEVATION



11 Green Gardens, Northam, Devon, EX39 3QG
Guide Price £389,950

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estate agents

11 Green Gardens, Northam, Devon, EX39 3QG

A desirable and spacious 4 bed detached bungalow with garage and off-road parking situated in a highly sought-after residential location. The property offers substantial and flexible living accommodation, a large, enclosed private south facing rear garden and potential for further development (subject to usual consents) The bungalow also benefits from a recently fitted stylish modern kitchen, modern bathroom and shower room. Viewing Highly recommended.

- 4 Bed Detached Bungalow
- Spacious & Flexible Living Accommodation
- Open Outlook Across Nearby Countryside
- Large South Facing Rear Garden
- Great Potential
- Stylish Modern Kitchen
- Gas Central Heating
- UPVC Double Glazing
- Sought-After Location
- Viewing Highly Recommended

Frosted uPVC double glazed windows and entrance door to **Entrance Porch:** Door into

Entrance Hall, spacious hall with doors leading to all rooms. Oak flooring, loft access and useful storage cupboard.

Living Room: A lovely bright double aspect room enjoying a lovely open outlook across the rear garden and out to the distant countryside. Gas flame effect fireplace with exposed brick surround and hearth. Double doors lead into:

Garden Room: with large uPVC double glazed window overlooking the enclosed private rear garden and distant countryside, uPVC double glazed door leads onto decking and patio area.

Kitchen/ Dining Room: A modern open plan kitchen/dining room with a double aspect, recently fitted kitchen comprises a good range of gloss fronted eye-level and base units with stainless steel handles, tiled splash backs, wooden work surfaces, stainless steel sink with chrome mixer taps, space for appliances vinyl flooring and uPVC double glazed double doors lead out to the garden and decking area. Door to: **Inner Hallway.** Doors to: **Utility Room:** w/c, useful storage cupboard, **Bathroom** and **Bedroom 4.** **Note: This could offer annex potential.**



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Bathroom: comprises a modern white four-piece suite paneled bath with mixer taps, low flush w/c and wash hand basin with mixer taps, large corner shower unit, tiled walls, vinyl tile effect flooring.

Bedroom 4: A large double bedroom enjoying a wonderful outlook across the garden and distant countryside. Wooden flooring and radiator.

Shower Room: Modern white three-piece suite, low flush w/c wash hand basin with mixer taps and storage cupboard under. Single shower unit, part tiled walls, tile effect vinyl flooring.

Utility Room: A range of base units and useful storage cupboard, space for appliances, recently fitted Worcester combi boiler, electric fuse box and stainless-steel sink with mixer taps, frosted double glazed window to front. Door to

Garage: with an up and over door, light and power, uPVC double glazed door leads to the garden.

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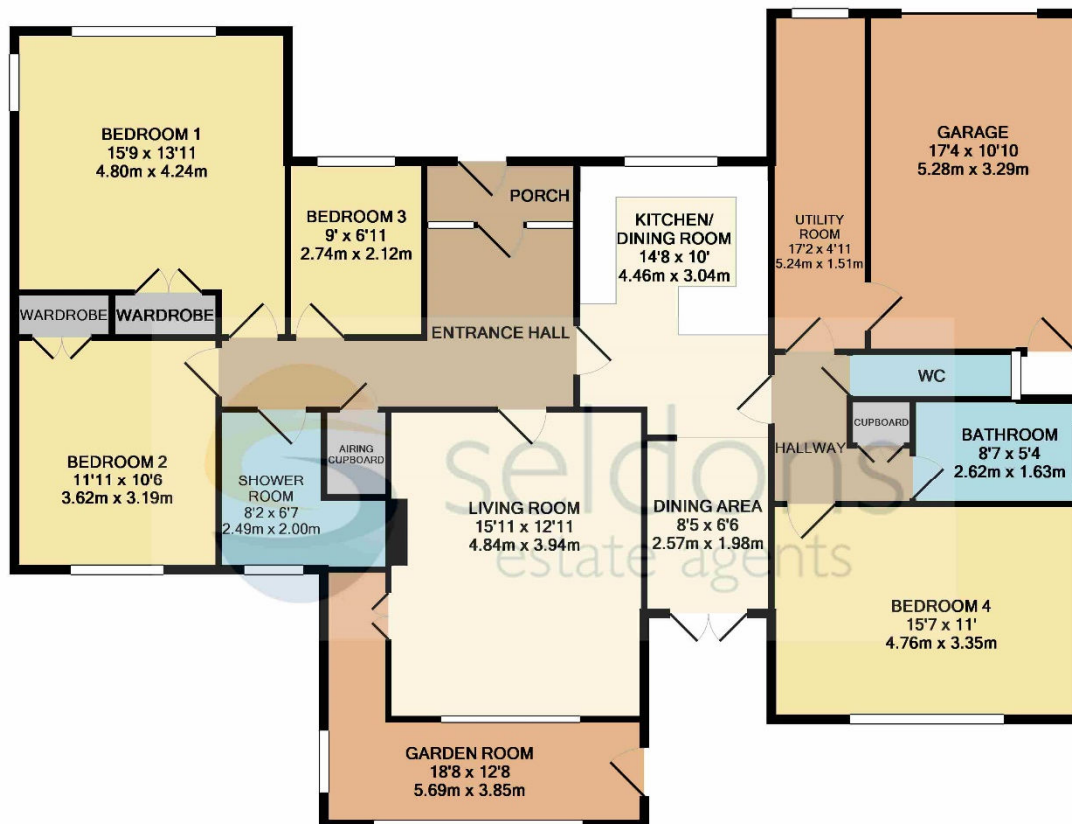
Council Tax: Band E

Tenure: Freehold

Services: All mains services connected

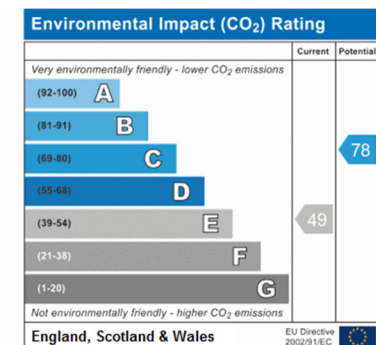
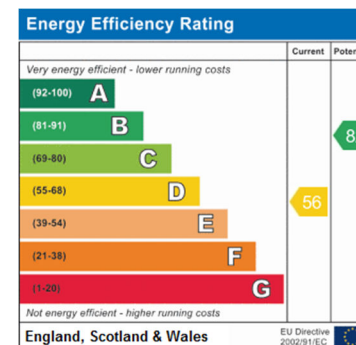
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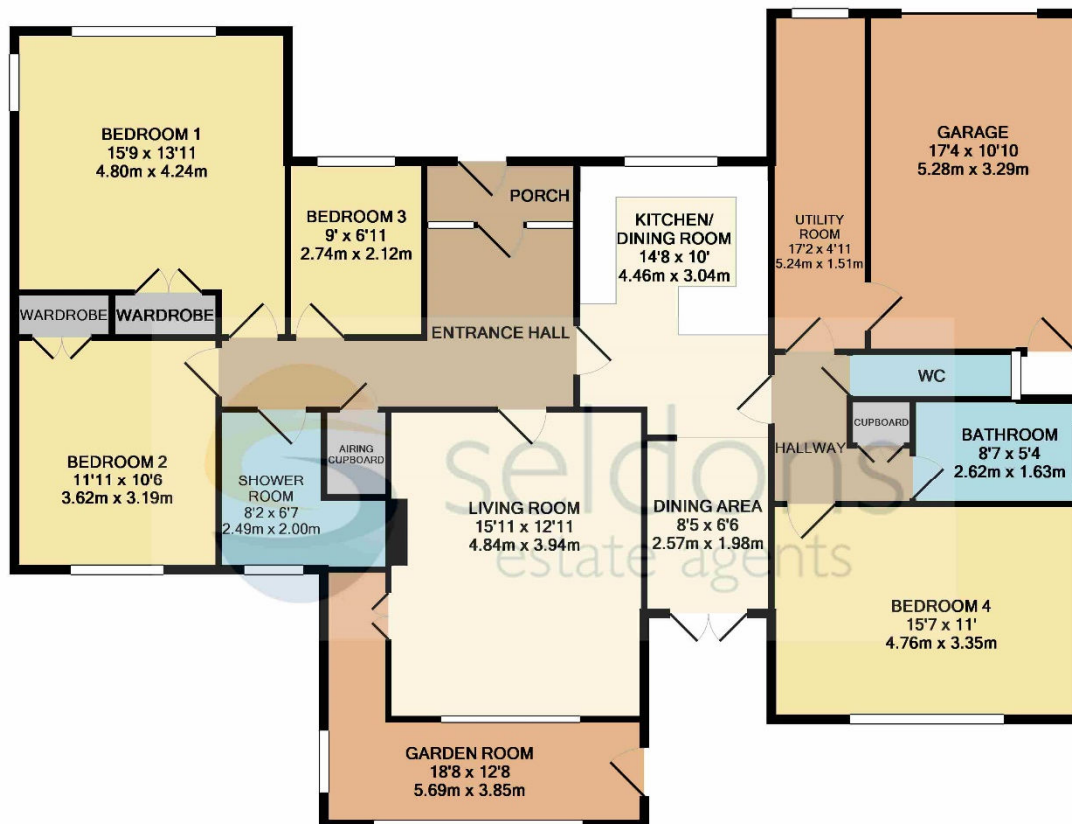
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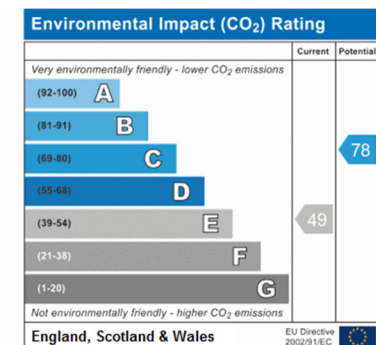
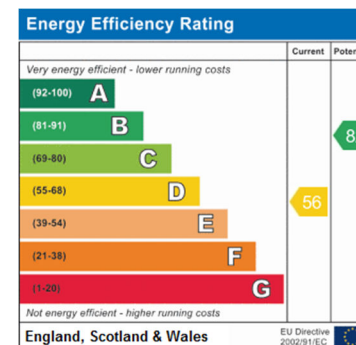
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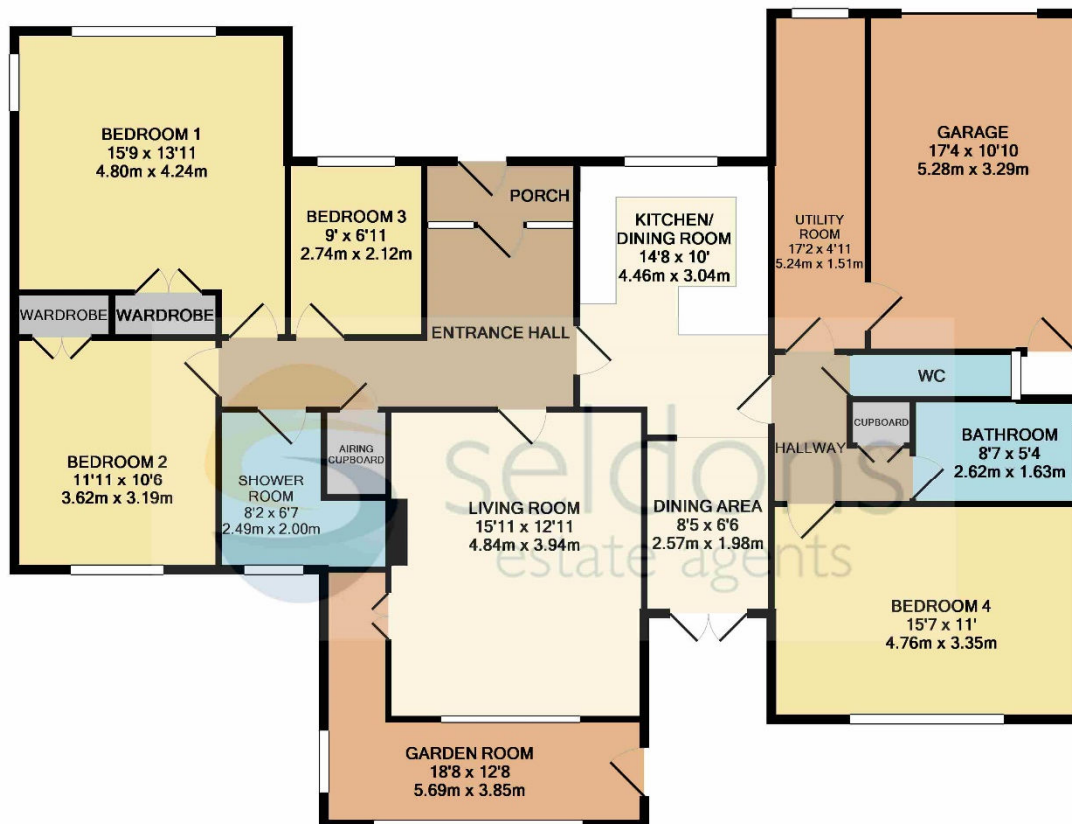
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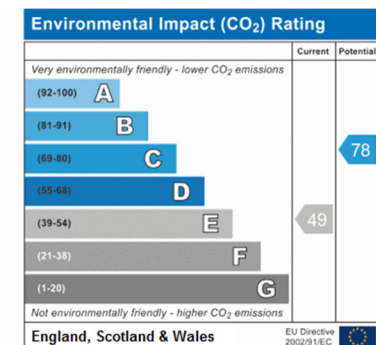
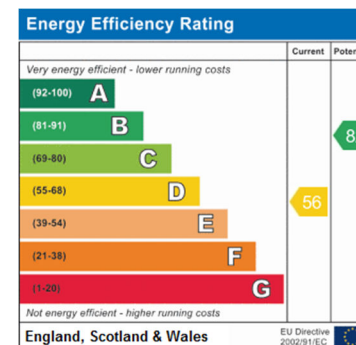
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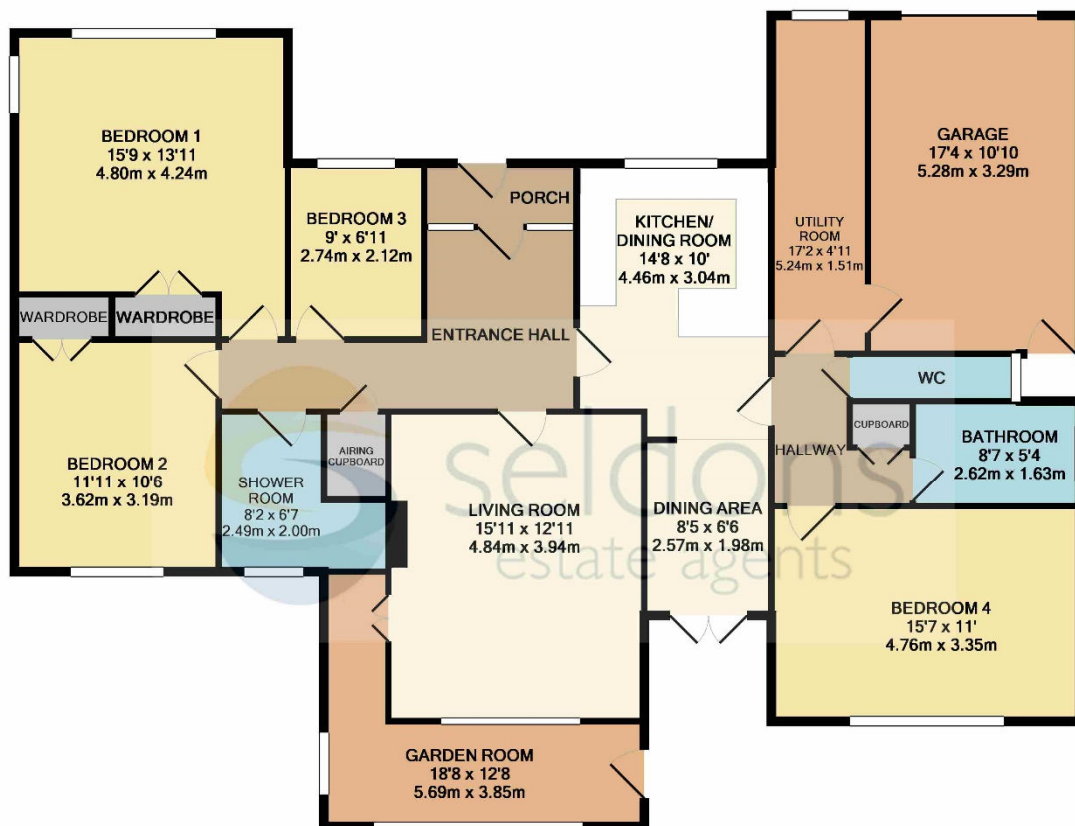
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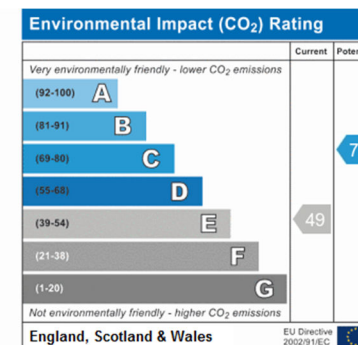
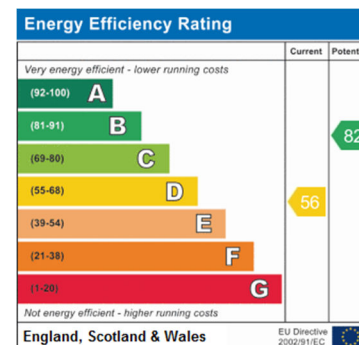
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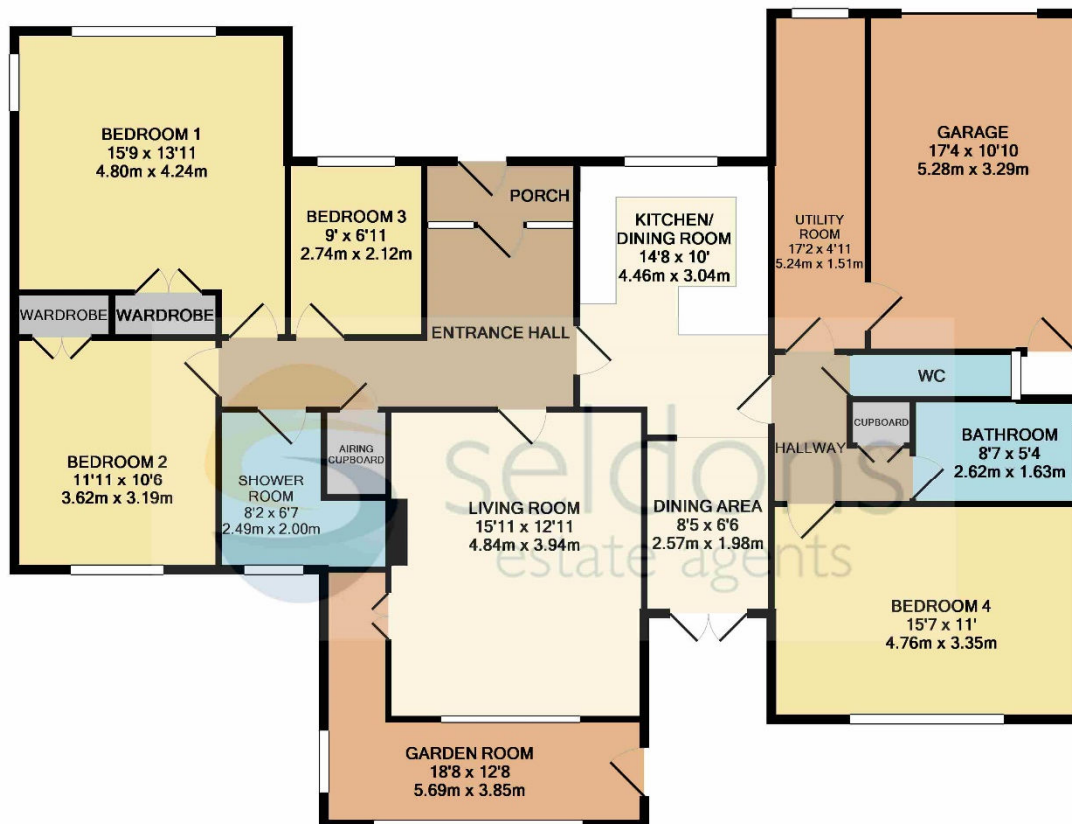
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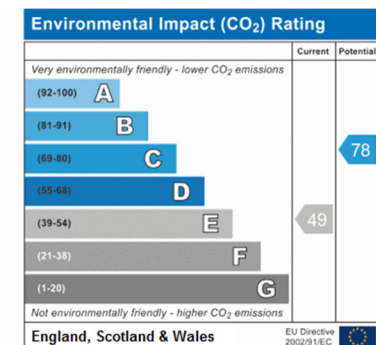
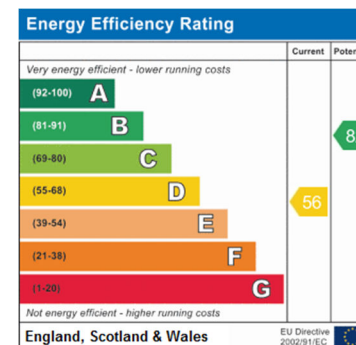
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Utility Room: A range of base units and useful storage cupboard, space for appliances, recently fitted Worcester combi boiler, electric fuse box and stainless-steel sink with mixer taps, frosted double glazed window to front. Door to

Garage: with an up and over door, light and power, uPVC double glazed door leads to the garden.

Outside: To the rear of the property is a large south facing garden, enclosed by mature hedges and fencing, large patio area and a raised decking area with useful storage under and side access leading to the front of the property.

At the front of the bungalow is a low maintenance lawned garden, driveway proving off road parking for at least two vehicles and pathway leading to the front door.

General:

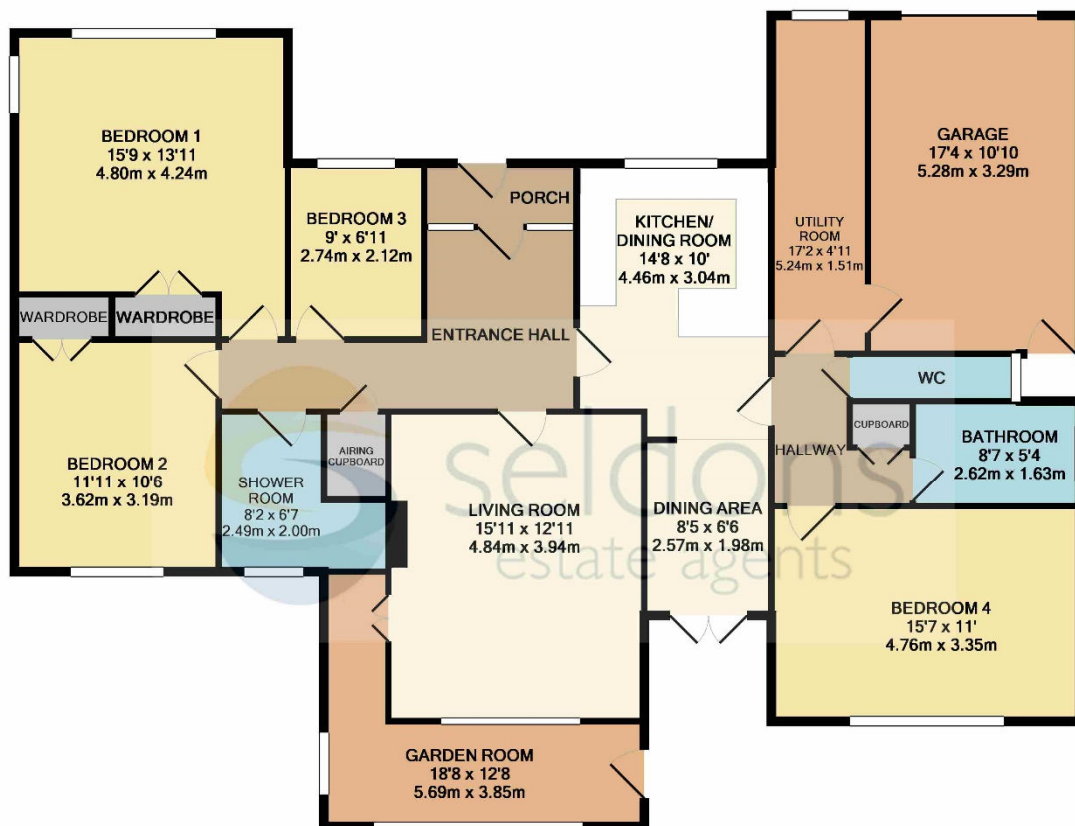
Council Tax: Band E

Tenure: Freehold

Services: All mains services connected

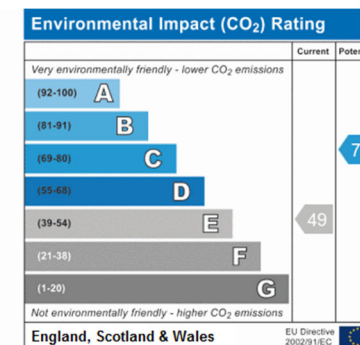
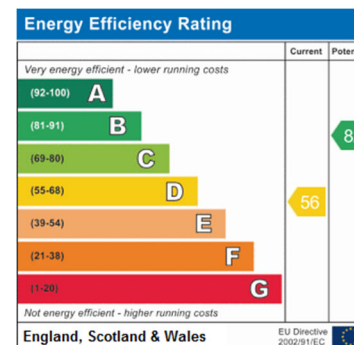
Directions: From Seldons Quayside offices, proceed to the A39 Heywood Road roundabout and take the second exit and continue along this road for a short distance and take the left-hand turn in Chope Road. Proceed towards the end of this road and turn right into Cluden Road then left in to Green Gardens where the property will be found on the left-hand side.





TOTAL APPROX. FLOOR AREA 1682 SQ.FT. (156.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01237 477997

15 The Quay
Bideford
Devon
EX39 2EZ
enquiries@seldonestateagents.co.uk
www.seldons.co.uk

