



**41 Hanson Park**      Price Guide: £425,000  
Northam, Bideford, Devon EX39 3SB



A wonderful opportunity to acquire this extended family home within Hanson Park offering five bedrooms (2 en-suites) and a fabulous arrangement of connecting ground floor reception space including a lounge, dining area, extremely well-equipped kitchen, breakfast area and utility room. Perfect for large families.

This impressive house provides a lovely south facing garden with pergola, lots of entertaining space useful summer house (light & power). Side access is also available to the front of the property allowing for off road parking for multiple vehicles.

There has been plenty of investment into this property by the current owners and is presented for sale in immaculate condition throughout.

The property is situated in this popular residential estate of Hanson Park, Northam within walking distance of the Quay in Bideford and all amenities the town has to offer. There are good coastal walks towards Appledore and Westward Ho! being a short drive to the village and beach.



## ACCOMMODATION:

### RECEPTION HALL

**LIVING ROOM/DINER**  
23'6 x 11'7 (7.18m x 3.54m)

**KITCHEN**  
9'7 x 9'3 (2.92m x 2.84m)

**KITCHEN/BREAKFAST**  
18'9 x 10'6 (5.73m x 3.22m)

**UTILITY ROOM**  
7'9 X 6'3 (2.37m x 1.92m)

**BEDROOM 5/RECEPTION**  
7'10 x 16'2 (4.93m x 2.39m)

### FIRST FLOOR LANDING

**BATHROOM**  
11'1 x 7'1 (3.39m x 2.18m)

**MASTER BEDROOM SUITE**  
11' x 10'7 (3.35m x 3.23m)

**DRESSING ROOM**  
10'10 x 8'9 (3.31m x 2.69m)

**SHOWER ROOM**  
7'1 x 5'9 (2.17m x 1.76m)

**BEDROOM 2**  
11'4 x 10'7 (3.46m x 3.25m)

**BEDROOM 3**  
16'3 x 7'10 (4.95m x 2.40m)

**BEDROOM 4/STUDY**  
8'1 x 7'7 (2.48m x 2.33m)

### OUTSIDE

The private rear garden is south facing and paved for low maintenance with a large pergola for additional shade.

**GARDEN STUDIO**  
7'3 x 7'3 (2.23 x 2.21)

## SERVICES

All main services connected. Gas fired central heating. uPVC double glazed windows.

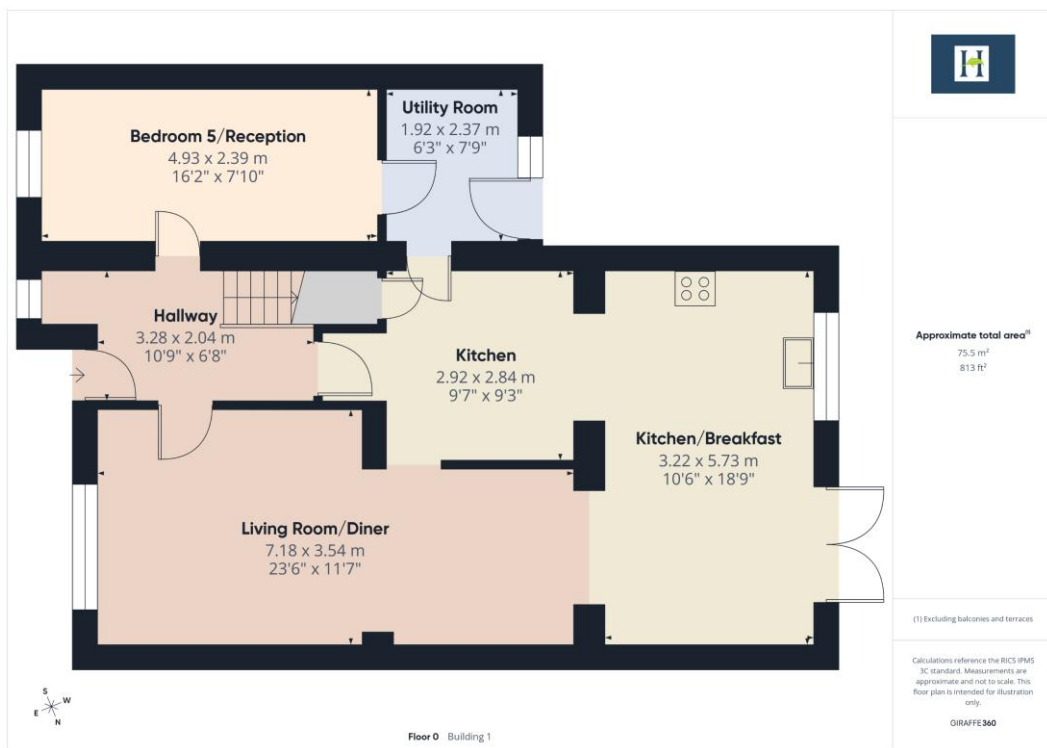
**COUNCIL TAX BAND: B**

**ENERGY PERFORMANCE RATING: TBC**

## DIRECTIONS:

From Bideford Quay proceed towards Northam and the Heywood roundabout. Take the right hand turn before you get to the roundabout into Hanson Park. Follow the road taking the second cul-de-sac on the left and No. 41 can be found on the left hand side.





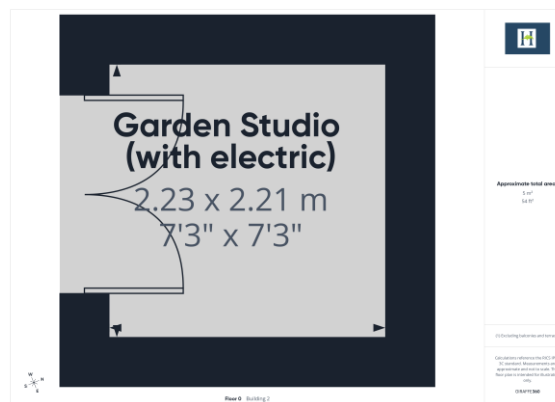
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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