



6 Northville Park





# 6 Northville Park

Kingsbridge, Devon, TQ7 1AR

Kingsbridge 1 mile, Salcombe 6 miles, A38 Devon Expressway  
10 miles

A detached family home with private parking, garage and a large rear garden.

- A well-appointed family home
- 4 Double bedrooms
- Open plan sitting room/dining room
- Rear gardens with ample space and storage
- Off-road parking, single garage
- Family bathroom and en-suite shower room
- Large family kitchen

Offers In Excess Of £325,000

## SITUATION

The friendly market town of Kingsbridge provides a good range of shops, restaurants/pubs, 2 supermarkets, cinema, leisure centre with indoor swimming, numerous sports and fitness facilities, medical centre and community hospital, library, schools and churches. Close by there are boat moorings, quays and slipways at the head of the estuary. The area has an abundance of sandy beaches and coastal and countryside walks, with the popular sailing towns of Dartmouth and Salcombe within easy reach.

## DESCRIPTION

This well-appointed family home was constructed in the early 1990's and has been a family home for the vendors for 21 years. The property is very well presented and offers the purchaser a great opportunity to purchase a good sized property, which is one of the larger in the road and benefits from a large outside garden area.





## ACCOMMODATION

Off the private driveway, where there is parking for 2 vehicles easily, if not 3, is the door into the entrance hall with door to the former cloakroom, which is now used for coats and boots storage, yet has the foul drainage remaining which could be reconnected. Stairs rise to the first floor. Door into the sitting room with a slate hearth, a multi-fuel woodburning stove, window to the front, archway into the dining room with a pair of patio doors out onto the rear terrace. Door into kitchen with laminate flooring, a range of well fitted base and eye level kitchen units incorporating an Indesit electric double oven with 5 burner gas hob with extractor over, space and plumbing for washing machine and tumble drier, additional space for a further washing machine, under-counter fridge and space for a full height refrigerator. Door to pantry, which is a fantastic cupboard underneath the stairs, and door to the rear garden. The Riva gas-fired boiler is located next to the door.

Stairs lead up to the first floor landing with door to airing cupboard, door to family bathroom with a fully tiled floor and walls, Velux window, a ball and claw foot freestanding bath and large walk-in shower with a Mira electric shower. Door to bedroom 1 with two windows overlooking the front, a built-in double wardrobe and cupboard over the stairwell with door to en-suite shower room, fully tiled with a Mira electric shower and fitted vanity sink and toilet unit. Bedroom 2 (double) with window overlooking the rear garden and space for a wardrobe. Bedroom 3 (double) currently used as a dressing room with a door to the rear and bedroom 4 (double) also with a window to the rear and space for a wardrobe.

## OUTSIDE

The property can be accessed from numerous points from the house, or from the two gates running either side of the property. The lower area of the garden has a paved patio with a stone-faced low wall incorporating a built-in barbeque with slate reveals to hold the grill plates and a raised decked area with exterior lighting, which enables an enjoyable spot to sit and enjoy the gardens. Above the decked area is a lily pond. The vendor is leaving the two storage sheds, one used to house the bins and the other for storage. From the lower patio area a short flight of steps with a gravelled path dissecting the top area of lawn, where there is a mature bamboo plant and a small glass greenhouse, which is included in the sale. Along the neighbouring fence is an apple tree and a trailing raspberry.

At the rear of the garden is the now disused former railway line, which creates a fantastic feature, where a mature wisteria climbs over the curved cave entrance. This caved area is used for garden storage.

## SERVICES

Mains gas-fired central heating, electricity, water, drainage.

## VIEWINGS

At the request of the vendors, strictly by appointment please through Stags (Kingsbridge office) 01548 853131.

## DIRECTIONS


From Stags Kingsbridge office proceed up Fore Street, past the police station, to the T junction. Continue straight on over Stentiford Hill and turn left into Archery Close (leading to Northville Park) and left again into Northville Park. after approx 200 yds on the right is an offshoot of Northville Park, turn in, and number 6 can be seen in front of you.





These particulars are a guide only and should not be relied upon for any purpose.



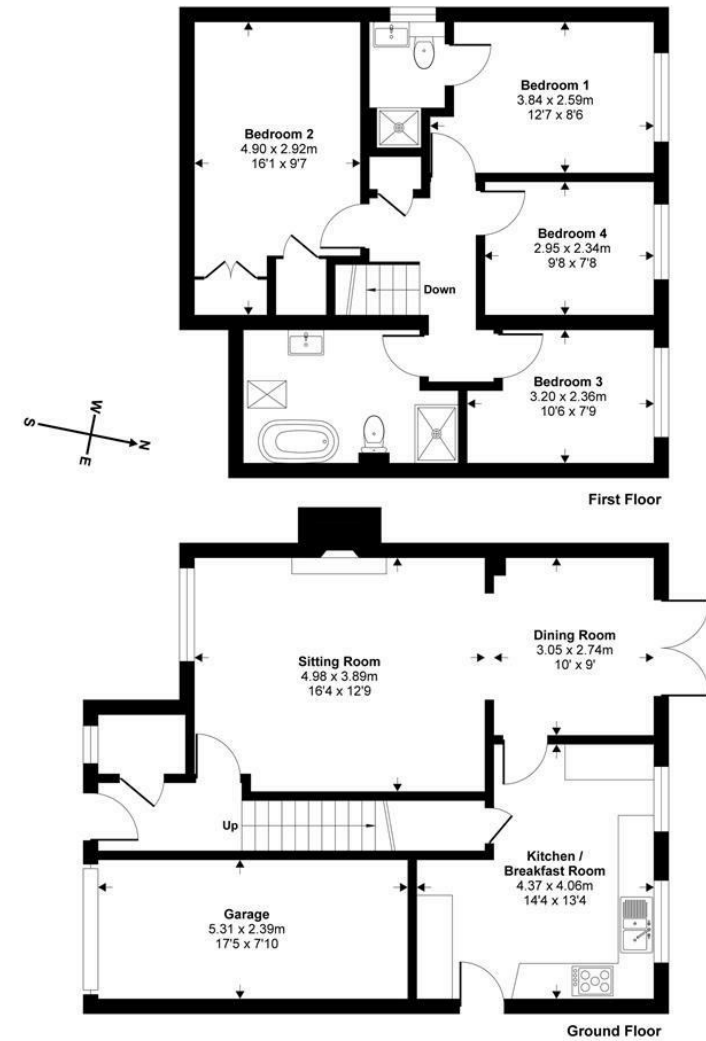
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>71</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1340 sq ft / 124.4 sq m (includes garage)  
For identification only - Not to scale



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