

Superbly Presented 5 Bed Detached Dormer Bungalow Guide Price
Park West Poyers, Wrafton, Braunton, EX33 2DP

£650,000

- Superbly Presented Home
- Flexible Accommodation
- Triple Aspect Sitting Room
- Spacious Kitchen Diner
- 2 En Suite Bedrooms
- Ample Parking & Double Garage
- Pretty Enclosed Courtyard Gdn
- Family Bathroom & Cloakroom
- EPC: Band B

Directions

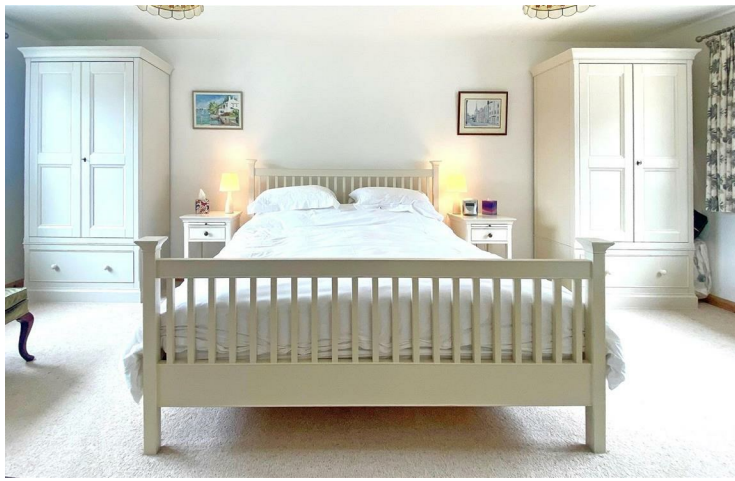
From Barnstaple proceed on the A361 to Braunton and upon approaching Wrafton turn left directly opposite the Williams Arms thatched public house, proceed into Wrafton Road passing the British Legion on your right hand side. Continue on and continue ahead where the entrance to Park West will be found after a short distance on your left hand side.

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or email braunton@phillipsland.com

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Entrance Hall

Cloakroom

Sitting Room

6 x 4.55 (19'8" x 14'11")

Kitchen/ Breakfast Room

6.06 x 3.85 narr. 2.92 (19'10" x 12'7" narr. 9'6")

Dining Room / Study

3.86 x 3.40 (12'7" x 11'1")

Bedroom 1 (Master)

6.33 x 3.36 (20'9" x 11'0")

En Suite

2.28 x 1.95 (7'5" x 6'4")

Bedroom 2 / Study

3.22 x 2.69 (10'6" x 8'9")

First Floor Landing

Bedroom 3

6.51 narr. 4.38 x 3.14 (21'4" narr. 14'4" x 10'3")

En Suite

2 x 1.52 (6'6" x 4'11")

Bedroom 4

5.68 x 3.46 (18'7" x 11'4")

Bedroom 5 / Study

4.21 x 1.53 (13'9" x 5'0")

Family Bathroom

3.31 x 1.53 (10'10" x 5'0")

Attached Double Garage

6.02 x 5.73 (19'9" x 18'9")

Ample Off Road Parking

Private Patio Garden

Park West represents a very rare opportunity to acquire an individual and particularly spacious, modern detached dormer bungalow built in 2005/6. This delightful property offers very easy access to amenities yet is in a convenient tucked away position. This splendid property stands on a good size plot and benefits from full double glazed casement windows, gas centrally heated and has the added advantage of solar PV panels which generate a good income therefore, making this a very economical and easy home to run. The property is found to be superbly presented with quality laminate floor coverings and carpets and is tastefully decorated along with pine latched doors throughout maintaining uniformity. The gas and electricity can also be remotely operated with a convenient 'Hive' system in place.

Briefly the internal accommodation comprises entrance door leading into a good size bright and spacious entrance hall serving all rooms. Located on your left is the generous triple aspect sitting room that has direct access via a sliding door leading into the sunny courtyard garden. There is a dining room which could also be used as a study. The kitchen breakfast room has a wide assortment of base and wall units with glass fronted display cabinets. There are ample working surfaces with inset sink unit along with recently replaced fridge, dishwasher and cooker. There is plenty of space for a dining table and has direct access leading to the garage. From the hall there is a useful cloakroom and bedroom 2 /study that overlooks the courtyard. Furthermore, to the ground floor there is an impressive dual aspect master bedroom with an extremely well appointed 3 piece en suite shower room finished with Villeroy & Boch sanitary ware with shower enclosure with modern aqua panelling. The staircase rises to the first floor and opens to a spacious landing serving all rooms. There are 3 further bedrooms, two of which are good size double rooms with fitted wardrobes, bedroom 3 has the advantage of a 3 piece en suite shower room. The family bathroom comprises of a 3 piece white modern suite with part tiled walls and floors and Velux skylight.

Only with a full inspection can the individual nature of the property be fully appreciated, together with the flexibility and space that it affords.

The property is accessed from Wrafton Road that leads onto a small private road serving just a handful of neighbouring properties. There is a spacious driveway providing ample off road parking laid with stone chippings and part brick paving leading to the double garage with remotely operated up and over door. There is a utility area with space and plumbing for appliances and large Butler sink. Useful attic storage space above with pull down ladder and is fully boarded. A large sweeping flower border is located at the front boundary stocked with a wide variety of established plants and shrubs including a mature Rambling Rector rose. A timber gate opens into the courtyard garden has been thoughtfully laid with Indian sandstone paving throughout therefore, requiring the minimum of upkeep and fuss. This delightful garden enjoys a good degree of sunshine and privacy and provides the perfect place to relax and unwind and dine alfresco. A mature Wisteria is located to one corner and provides a fine focal point. The garden leads around to a raised flower border to the rear boundary stocked with further plants and shrubs and ornamental grasses, it wraps around providing access down the side with a gently sloping lawn and leads back to the front of the property. The garden is also fully enclosed therefore is child and pet friendly.

Wrafton is a small village to the edge of Braunton and the property is within a few minutes walk of the renowned Williams Arms pub/restaurant, well respected for its good food and atmosphere. Southmead Primary School and Braunton Academy are also within easy reach along with and a nearby bus stop providing regular services. The Tarka Line is also a stones throw away providing many miles of level cycle and footpaths that flank the river Taw estuary. Braunton village is close by and offers excellent amenities to cater for everyday needs including a Tesco's superstore. The Quay Café is also here and offers a welcome break after an active day on your bicycle.

The sandy beaches at Croyde and Saunton are approximately 4 miles distant and connected by the regular bus service. Saunton also offers the renowned golf club with its two championship courses whilst Barnstaple, the regional centre of North Devon, is about 4 miles to the east. Here there are excellent shopping facilities at Green Lanes in the town centre and out of town shopping at Roundswell. The North Devon Link Road provides a convenient route to the M5 motorway at junction 27 and the Tarka Rail Line connects to Exeter in the south which picks up the main route to London Paddington.

Services

All mains connected

Council Tax

Band E

EPC Rating

Band B

Tenure

Freehold

Viewings

Strictly by appointment

Please contact
the Braunton office on
(01271) 814114

