



1 SOUTHLANDS, WRAFTON

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Superbly Presented 4 Bedroom Family Home Guide Price
1 Southlands, Wrafton, Braunton, EX33 2DJ **£470,000**

- Superbly Presented Family Home
- Favoured Cul De Sac Position
- 4 Bedrooms With En Suite
- Beautiful Stylish Kitchen
- Sitting & Dining Room
- Utility/Shower Room
- Lovely Well Stocked Garden
- Viewing Absolutely Essential
- EPC: Band TBC

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Directions

From Barnstaple proceed along the A361 to Braunton, at Chivenor RMB barracks proceed directly across taking the second exit and at Wrafton bear right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along Wrafton Road passing the turning to Rectory Close on the right and after a short distance take the next left hand turning signposted 'Southlands' the property is found as you enter to the far right hand side.

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Room list:

Entrance Porch
2.11m x 0.89m (6'11 x 2'11)

Cloakroom WC
2.34m x 2.24m (7'8 x 7'4)

Entrance Hall
1.78m x 3.99m (5'10 x 13'1)

Sitting Room
3.99m x 3.48m (13'1 x 11'5)

Kitchen Breakfast Rm
7.49m x 2.24m (24'7 x 7'4)

Conservatory
4.90m x 3.61m (16'1 x 11'10)

Utility / Shower Rm
3.12m x 3.02m (10'3 x 9'11)

First Floor

Landing

Master Bedroom
4.72m x 2.64m (15'6 x 8'8)

En Suite
2.16m x 1.65m (7'1 x 5'5)

Bedroom 2
3.53m x 3.07m (11'7 x 10'1)

Bedroom 3
3.10m x 2.79m (10'2 x 9'2)

Bedroom 4
3.33m max x 2.41m (10'11 max x 7'11)

Family Bathroom
2.51m x 1.68m (8'3 x 5'6)

Studio Office Cabin
6.71m x 2.34m (22'0 x 7'8)

Splendid Family Home

Car Port & Off Rd Parking

Viewing Essential

This is an excellent opportunity to acquire this most impressive 4 bedroom semi-detached family home found to be superbly presented both inside and out. Number 1 Southlands is a most impressive and stylish property situated within a delightful Cul De Sac position surrounded by similar style dwellings. The property stands on a good size level plot with a delightful South facing, fully enclosed garden to the rear and has the benefit of a studio cabin providing a multitude of uses. The agents consider the property would be of particular interest to a growing family looking for a quality and well planned and spacious home conveniently located to the edge of Braunton

The property has been subject to various improvements and modernisation over the years to include a welcoming entrance porch with spacious cloakroom WC. Additional works include the addition of an en suite shower room creating a comfortable master bedroom. Furthermore the super stylish kitchen breakfast room was fitted in 2022, found to be tastefully finished and is extremely well appointed, this lovely room is bright and spacious and has direct access leading into the enclosed rear garden. To summarise this is an extremely well planned and deceptively spacious family home that can only be fully appreciated upon a formal viewing.

Briefly the accommodation comprises entrance door leads to the entrance porch with access to the spacious cloakroom WC. From the entrance hall there is access leading to the dining room providing ample space for a dining set where all the family can gather around. The sitting room is located at the front of the property and can be utilised as an open plan living configuration leading back into the dining room or can easily be divided if required via bi folding part glazed doors, this thoughtfully designed layout allows plenty of flexibility to the home. The large conservatory can also be accessed from the dining room therefore, providing a further reception room with ample space space to relax and unwind and is ideal for larger family gatherings or entertaining. The stylish and most attractive kitchen was updated in 2022 and has been finished with contemporary Sage Green fronted units complimented with a solid slate sink area. There is an inset Belfast sink, with space and plumbing below for a dishwasher, along with appliances to include fridge freezer, eye level oven, and inset gas hob with extraction canopy. Located to the far end is a pleasant seating area with patio doors leading into the garden. Furthermore to the ground floor is a large utility/shower room, this room can be accessible from the kitchen or from the side of the property and provides the perfect space to take off boots, shoes and coats after muddy walks or day at the beach before entering the property. A split staircase rises to the first floor and landing serving all rooms. Bedroom 1 is a particularly generous room and has the advantage of an en suite shower room with frosted glass sliding door. There are three further double bedrooms therefore ideal for larger and growing families. The family bathroom comprises of a white modern suite to include bath and shower mixer finished with aqua panelling surround, WC and raised wash basin.

Directly to the front of the property is a level lawn with picket style fence surround, there is off road parking on the private driveway for two vehicles and leads to the car port located to the side. This area is under cover and secure being enclosed with a timber gate. To the rear of the property is a splendid sunny and fully enclosed South facing garden. The garden is predominantly laid to level lawn with patio areas that enjoy the sun at various times of the day. There are many areas of interest to include a covered pergola leading from the kitchen breakfast room, this provides the perfect place to sit and enjoy a morning coffee. There is a pleasant pond feature with bridge over with numerous well stocked flower borders crammed with a wide variety of plants and shrubs along with mature trees to include a well manicured conifer and established magnolia located at the bottom of the garden. There is the added advantage of a timber studio cabin considered ideal for those who wish to work from home, or would make a fine hobbies room, craft room, gym, or games room (currently used as a painting studio). There is a large expanse of patio at the far end of the garden which enjoys a good degree of sunshine and has a useful timber storage shed.

Forming part of Wrafton hamlet, Southlands is situated to the East of the larger village of Braunton. The property stands within a pleasant cul-de-sac location and is surrounded by similar style dwellings. A short distance from the property is the ever-popular Williams Arms public house and Tesco Superstore is only a few minute's walk away. Braunton village offers excellent amenities including primary and secondary schooling which are close to hand with further shops, stores, churches, public houses etc. There is a regular bus service to Barnstaple, the regional town centre of North Devon, which is approximately four miles to the South East and here a wide range of amenities can be found. Four miles to the West, are the sandy beaches of Croyde & Saunton as well as the renowned Saunton Sands Golf Club. The North Devon link road from Barnstaple offers convenient access to the M5 motorway, while the Tarka train provides a direct link to the City of Exeter to the South.

Services

All mains connected

Council Tax

Band D

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

Strictly by appointment with the Braunton office. Please call us on (01271) 814114

