



17 HAZEL AVENUE, BRAUNTON

TOTAL FLOOR AREA : 1649 sq.ft. (153.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Superbly Presented Family Home With Large Garden

Guide Price

17 Hazel Avenue, Braunton, EX33 2EZ

**£579,950**

- Very Deceptive Family Home
- Office/Din Rm, Useful Store
- Gas C/H & UPVc D Glazing
- 4 Double Bedrooms, Shower Room
- Games Room, Utility & Sun Room
- Viewing is ESSENTIAL
- Open Plan Living & Kitchen Areas
- Parking, Gardens & Balcony
- EPC: C

## Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village with traffic lights and crossroads, turn right into East Street. Continue to the top of the hill, continue over the next crossroads and continue up the hill. The road then levels, continue for a short distance taking the first turning left into Silvan Drive. Drop down the hill take the first turning on the right into Hazel Avenue and the property will then be found after approximately 100 yards on the left hand side with a for sale board clearly displayed.

Looking to sell? Let us  
value your property  
for free!

Call 01271 814114

or email braunton@phillipsland.com

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Phillips Smith & Dunn are delighted to offer to the market this superbly presented and much improved 4 bedroom detached family home. This splendid property has been subject to recent reconfiguration and improvements undertaken by the current owners over recent years. The property now flows beautifully and enjoys a modern and contemporary open plan living configuration. This versatile and particularly spacious family home is arranged over three floors and offers plenty of flexibility. Upon entering this impressive home you are welcomed into a bright and spacious entrance hall with central staircase leading to the first and to the lower ground floor. A formal dining room is located at the front and is currently utilised as an office/study room and has been a former lounge overlooks the front elevation. From the hall there is access that leads through to the heart of the home where the kitchen diner and open plan living room is located to the rear and extends the full width of the property. Furthermore, patio doors lead out onto a large elevated balcony terrace that creates additional living space links these two areas together. The balcony terrace provides the perfect space for alfresco dining and entertaining, this is a particular lovely feature of the property and from here there are splendid views that overlook the garden below and rural fields beyond towards St Michael's Chapel.

The property is situated within this favoured and most popular residential area located to the outer periphery of the village. Briefly the internal accommodation comprises, stylish entrance door leads into the spacious and welcoming entrance hall. The kitchen has an extensive range of base and wall units tastefully finished with white high gloss door fronted units with sleek slimline working surfaces. There is an inset sink unit, integrated dishwasher along with eye level smeg double oven. A sizeable breakfast bar takes centre stage and provides extra preparation space and ample space to gather around. There are further units below providing even further storage along with inset 'NEFF' induction hob. Furthermore, there is housing for a large American style fridge freezer and recess feature. The open plan lounge area provides ample space to relax and unwind, patio doors lead out onto the elevated balcony terrace where there are fine views overlooking the garden and countryside beyond. Staircase rising to the first floor and onto a small landing, there are 2 generous double bedrooms each having Velux windows allowing plenty of natural light to flood in whilst taking advantage of the views. A bathroom is also located on this floor found to be well appointed with a modern 3 piece suite and further Velux window. To the lower ground floor there are 2 further double bedrooms and shower room. Bedroom 2 is a lovely room having the advantage of a sun room providing an extra reception room and has direct access into the garden. Lastly there is a large store room, having been previously used as a games room and leads into the laundry/boiler room. These large room offers tremendous scope and potential to create something really rather special if required. A formal viewing is absolutely essential to appreciate this well planned family home along with the potential it has to offer.



Directly to the front of the property is a private driveway providing off road parking for 2 vehicles. There is an area laid with stone chippings for easy maintenance and attractive palm tree that provides a pleasing focal point. There is side access to one side with steps leading down leading to the rear garden. The large balcony terrace extends the full width of the property and provides a fantastic space to enjoy the sunshine and is perfect for entertaining. The garden has many areas of interest and places to sit and enjoy the sunshine throughout different times of the day. A timber path meanders up through the garden bisected by a living stream. There is a large expanse of gently sloping lawn with many mature plants and shrubs. There are numerous species of established mature trees in particular to the top boundary thus creating a haven for wildlife. There are raised vegetable beds for those green fingered enthusiasts. The garden is a true delight and extends to approximately a quarter of an acre, it is fully enclosed and enjoys a good degree of sunshine and privacy.

The property is situated to the very edge of Branton village on the popular Acland Park development comprising similar style properties. The village centre is close by, along with the Black Horse pub only a short distance away and from here, there is a level walk through the church yard, to the village centre. Here a wide range of amenities can be found to cater for everyday needs including primary & secondary schooling, Tesco supermarket, further pubs and restaurants, Medical Centre, local shops, stores. and coffee houses.

5 miles to the west are the superb sandy beaches at Croyde and Saunton. These are world renowned for their excellent surfing. Saunton also offers a championship golf club with 2 links courses. The Branton Burrows is close by and ideal for running and dog walking.

There is a regular bus service to Barnstaple, the regional centre of north Devon and is approximately 5 miles to the east. Here there is excellent covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. There are good sports and social facilities with a brand new leisure centre, Tarka Tennis, The Queen's Theatre and a cinema. There is access to the M5 Motorway via The North Devon Link Road, whilst the Tarka Train line connects to Exeter which picks up the main route to London Paddington

## Room list:

**Entry Level. Hall**

**Living Area**

7.70m x 3.58m (25'3" x 11'9")

**Kitchen/Dining Area**

8.26m x 2.41m (27'1" x 7'11")

**Office/ Dining Room**

3.35m x 2.74m (11'10.2" x 9'7.2")

**First Floor Landing**

**Bedroom 1**

4.04m x 2.90m (13'3" x 9'6")

**Bedroom 2**

4.04m x 2.54m (13'3" x 8'4")

**Utility/Laundry Room**

3.81m x 2.57m (12'6" x 8'5")

**Games Room**

3.86m x 3.07m (12'8" x 10'1")

**Shower Room**

1.96m x 1.68m (6'5" x 5'6")

**Sun Room**

2.95m x 2.84m (9'8" x 9'4")

**Lower Ground Floor Landing**

**Bedroom 3**

3.66m x 2.92m (12' x 9'7")

**Bedroom 4**

3.68m x 2.87m (12'1" x 9'5")

**Off Road Parking For 2 Cars**

**Superb Rear Gardens & Large Balcony**

## Services

All Mains Connected

## Council Tax

Band D

## EPC Rating

Band C

## Tenure

Freehold

## Viewings

Strictly by appointment contact the Branton office on (01271) 814114

