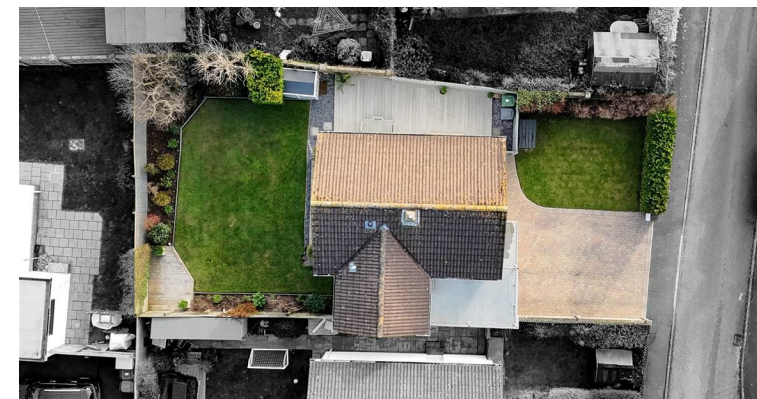




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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A Well Presented 4 Bedroom Family Home

32 Pixie Dell, Branton, EX33 1DP

Guide Price

£450,000

- Lovely Family Home
- Close To Reputable Schools
- Beautiful Balcony
- 4 Good Sized Bedrooms
- Short Drive To The Beach
- Well Presented
- Garage & Off-Road Parking
- Private Enclosed Rear Garden
- EPC: D

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or email branton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Our company registration number is 04753854 and we are registered in England and Wales.



Phillips Smith & Dunn are delighted to bring to the market this well presented, 4 bedroom, family home situated in the heart of the ever so popular Saunton Park. The property has been subject to modernisation throughout and would be ideal for a growing family looking to move into the area with the reputable Primary and Secondary schools near by.

As you approach the property you are presented by an attractive front elevation with part cladding, part render. Leading into the property you have a nice entrance hall with internal access into the garage. The property has been subject to tremendous improvements and modernisation undertaken by the current occupiers, the internal layout has been reconfigured to create a light and spacious environment throughout. The kitchen is contemporary with plenty of cupboard space, inset oven, moulded sink with swan neck tap and a multi aspect bringing in plenty of light. The open plan living and dining room are a great size with both benefiting from french doors leading out onto the rear garden.

Upstairs you have 4 good sized bedrooms with bedrooms 1,2 and 3 being good sized doubles and bedroom 4 could be an ideal work from home office or study but can accommodate a single bed. Bedroom 3 also benefits from access onto the balcony which would be perfect to enjoy a summers evening watching the sunset.

This lovely family home is perfect for a growing family looking to move into the Braunton area. We recommend a viewing to appreciate the property in full.

Services

All mains connected.

Council Tax band

C

EPC Rating

D

Tenure

Freehold



Outside

The property benefits from plenty of Off-Road Parking with a front lawn and a Garage. To the rear you have a good sized, private and enclosed garden which enjoys a good degree of sun with the addition of a decking area to the side to enjoy some alfresco dining.

Pixie Dell sits right in the heart of the ever popular Saunton Park area of Braunton. There is the advantage of Pixie Dell Stores being close to hand, reputable Kingsacre primary school and Braunton Academy also easy to hand. This is an ideal area to bring up a growing family or even as a sound buy to let investment.

The village centre is easily accessible with a good range of amenities to cater for everyday needs including medical centre, post office, pubs, restaurants and an excellent range of shops and businesses. There is a bus stop close by providing a regular service to the sandy beaches of Saunton and Croyde, which are approximately 5 miles to the west. Barnstaple, the regional town centre of North Devon, is approximately 5 miles to the south east.



Room list:

Entrance Hall
1.81 x 3.79 (5'11" x 12'5")

Kitchen
3.78 nar 3.2 x 3.17 nar 2.10 (12'4" nar 10'5" x 10'4" nar 6'10")

Living Room
5.10 x 3.57 (16'8" x 11'8")

Dining Room
2.88 x 2.47 (9'5" x 8'1")

Bedroom 1
3.62 x 3.19 (11'10" x 10'5")

Bedroom 2
3.77 x 2.73 nar 2.57 (12'4" x 8'11" nar 8'5")

Bedroom 3
3.04 x 2.49 (9'11" x 8'2")

Bedroom 4
2.46 nar 1.93 x 2.43 nar 1.46 (8'0" nar 6'3" x 7'11" nar 4'9")

Family Bathroom
2.46 nar 1.65 x 1.81 nar 1.00 (8'0" nar 5'4" x 5'11" nar 3'3")

Balcony

Garage & Off Road Parking

Private Enclosed Rear Garden