



Spacious & Immaculate Family Home

Sunnyside North Down Road, Braunton, Devon, EX33 2EE

Asking Price

£595,000

- Very Deceptive Family Home
- Kitchen/Dining Room, Utility
- Good Size Gardens With Views
- Immaculate Order Throughout
- Sitting Room With Open Views
- UPVc D/G, Gas Fired Heating
- 4 Bedrooms, 3 Bathrooms
- Good Parking & Garage
- EPC: C

Directions

From Barnstaple proceed along the A361 towards Braunton and continue to the centre of the village. At the crossroads and traffic lights at the village centre, turn right passing our office and into East Street. Continue up to the junction and proceed directly across into Northdown Road. As the road levels, continue on and the property will be found set up on the right hand side directly opposite the the turning into Silvan Drive. To drive to the house, continue on and right right at the Y junction. Turn sharp right into the drive and go down

Looking to sell? Request
a free sales valuation
for your property.

Call 01271 814114

or email braunton@phillipsland.com

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Room list:

Entrance Hall

Living Room

4.98 x 3.89 (16'4" x 12'9")

Kitchen/ Dining Room

7.21 x 4.48 narr 3.89 (23'7" x 14'8" narr 12'9")

Utility Room

3 x 2.22 (9'10" x 7'3")

Bedroom 3

3.96 x 3.24 (12'11" x 10'7")

Bedroom 4

3.24 x 3.22 (10'7" x 10'6")

Bathroom

2.50 x 2.18 (8'2" x 7'1")

First Floor Landing

Bedroom 1

6.56 x 3.26 (21'6" x 10'8")

En Suite Shower

2.53 x 1.40 (8'3" x 4'7")

Bedroom 2

narr 4.50 x (narr 14'9" x)

En Suite Shower

2.37 x 0.93 (7'9" x 3'0")

Garage

4.95 x 2.58 (16'2" x 8'5")

Workshop/ Store

2.58 x 1.44 (8'5" x 4'8")

Dedicated Parking For 3 Cars

EaSy to Maintain & Good Size Rear Gardens

'Sunnyside' is a very deceptive 4 bedroom detached, chalet style house offering very well presented accommodation which will ideally suit as a family home with bright and spacious rooms. Only when the property is viewed can the full feel of the house be really appreciated. Furthermore, a viewing should be arranged quickly to avoid disappointment.

The accommodation flows nicely and benefits of gas central heating and UPVc double glazing. There are 2 ground floor bedrooms and a very well appointed bathroom with wall mounted, floating WC and wash basin. The kitchen /dining room has been well planned with a good range of units. The wall units have underlighting and the island has a breakfast bar and this is also underlit. From here there is a useful utility room and the living room has a large picture window to take in the view to Chapel Mount. The stairs to the first floor has plinth lighting and here there are the 2 very well proportioned principle bedrooms, each with en suite shower rooms.

The property stands on a very good size, tiered plot which has be structured for easy maintenance. There are many places to sit around the garden and enjoy the view. To the rear is an area for toddlers to enjoy playing or for a hot tub. Steps lead to a clothes drying area and the top lawned area backs onto the wooded beacon. From here the views are magnificent, again toward Chapel Mount but also around to the Burrows and the sea in the distance. Being laid to lawn, the gardens allow for a keen gardener to produce something special, however, at present youngsters would delight in kicking a ball beneath the woods. To the side of the house is an attached garage and car space. Here there is ample space to extend - sub PP- to provide more accommodation or an annex. There is ample parking to the immediate front of the house. Access to the house is via a communal drive from Ash Lane which runs to the front of the other houses in the row.

This is a very good opportunity to acquire a large property which is considered ideal for those wanting a home for a large family, or for a family with a dependant relative.

Services

All mains connected

Council Tax band

Band E

EPC Rating

Band C

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips, Smith & Dunn Branton
branch on
01271 814114

