



## Superbly Presented 5 Bed Detached Family Home

Park West Poyers, Wrafton, Braunton, EX33 2DP

Guide Price

**£610,000**

- 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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for free!

Call 01271 814114

or email [braunton@phillipsland.com](mailto:braunton@phillipsland.com)

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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.

## 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



### 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