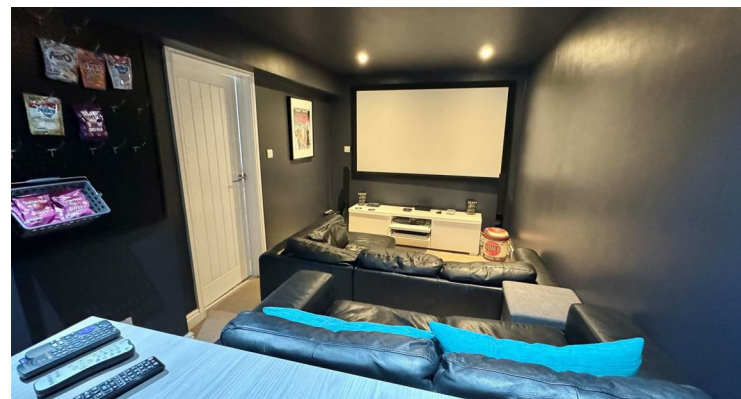




Adaptable 4/5 Bedroom Family House

42 Hazel Avenue, Branton, EX33 2EZ

Asking Price

£459,950

- Spacious 4/5 Bed House
- Bathroom & En Suite
- Well Planned Private Garden
- Cinema/ Bedroom 5
- Shower Room/ Utility
- Good Off Road Parking
- Kitchen/Breakfast Room
- Good Size Living Room
- EPC: C

Directions

From Barnstaple proceed along the a361 to Branton. Continue over the roundabouts at Chivenor and Wrafton and onto the centre of the village. At the Crossroads turn right into East St and follow the road to the top. Here, continue straight ahead into North Down Road and take the next turning left into Silvan Drive. Take the first right into Hazel Avenue and proceed almost to the end where 42 is on the right with a For Sale board displayed.

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

Call 01271 814114

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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Room list:

Entrance Porch

Lounge

5.23 x 4.19 (17'1" x 13'8")

Cinema/ Bedroom 5

4.71 x 2.68 (15'5" x 8'9")

Dining Room

3.06 x 2.08 (10'0" x 6'10")

Kitchen

3.08 x 3.03 (10'1" x 9'11")

Utility/ Shower Room

2.50 x 1.66 (8'2" x 5'5")

Bedroom 1

4.99 x 2.53 (16'4" x 8'4")

En-Suite Shower Room

2.54 x 1.49 (8'3" x 4'10")

Bedroom 2

3.02 x 2.72 narr. to 2.24

Bedroom 3

4.28 x 2.15 (14'1" x 7'1")

Bedroom 4

2.93 x 2.13 (9'7" x 7'0")

Family Bathroom

2.41 x 1.71 (7'10" x 5'7")

Good Off Road Parking To The Front

Private & Well Thought Out Rear Gardens

This is a fine opportunity to acquire a well-proportioned detached family home offering very comfortable accommodation and situated in an ever popular residential development to the edge of Braunton Village. The property offers excellent and flexible accommodation which is offered in very good condition. This is not the ordinary run of the mill house and so we suggest a viewing is arranged to appreciate what the house has to offer.

Briefly comprising to the ground floor is an entrance porch which opens to the good size living room. There are bifold doors to the dining room and this opens to the kitchen which has a side door. There is a useful shower room and utility area but it is the cinema which catches the attention. This also is a good size room and could easily be the 5th bedroom, if required instead.

To the first floor there are 4 bedrooms, a family bathroom and a separate en-suite shower room to the first bedroom which also has built in wardrobes. Outside, the property offers a level front, laid to compacted chippings and this is excellent off road parking. The front is attractively laid with banana tree, shrubs and palm. There is side access to the rear garden which is an elevated. This has been thoughtfully laid out to catch the sun. This offers a good degree of privacy with areas to sit and dine al fresco. The property also benefits from gas fired radiator central heating and uPVC double glazing.

The property is considered ideal for a growing family. Properties of this nature are currently rare to the market. Built in late 1970's to traditional construction, the house has been well extended with the benefit of gas heating and UPVc double glazing. There is attractive part rendered and part exposed brick elevations under a tiled roof.

Services

All Mains Connected

Council Tax band

D

EPC Rating

C

Tenure

Freehold

Viewings

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

