



36 PIXIE LANE, BRAUNTON

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4 Bedroom Semi Det Bungalow 'No Onward Chain'

36 Pixie Lane, Branton, Devon, EX33 1BW

Guide Price

£440,000

- Spacious 4 Bed Bungalow
- Generous Garden Plot
- Viewing Essential
- Master Bedroom En Suite
- Garage & Off Road Parking
- Popular Location
- Spacious Kitchen Diner
- Gas Central Heating
- EPC: Band TBC

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for free!**

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or email branton@phillipsland.com

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Overview

Phillips Smith & Dunn are delighted to offer to the market this spacious and well presented 4 bedroom semi detached bungalow having the advantage of having 'No ongoing chain'. The property occupies a pleasant and slightly elevated position within the lane and enjoys a sunny facing aspect from the front. The property also has the advantage of gas fire central heating and is double glazed therefore, making this an economical and easy home to run.

Briefly the internal accommodation comprises entrance porch leading through to the inner hall serving ground floor rooms. Located on your right is the bright and spacious sitting room that enjoys a sunny facing aspect, There are 3 ground floor bedrooms, bedroom 2 being a good size double that is located to the front of the property. Located to the end of the hall is the bathroom with bath and pedestal basin with a separate WC. There is a good size dual aspect kitchen diner that overlooks the rear garden and has a skylight allowing natural light to flood into the room. There is a wide assortment of base and wall units finished with shaker style door fronted units along with ample working surfaces with inset sink unit. There is space and plumbing for under counter washing machine, dishwasher, and recess for tumble drier furthermore, a large range cooker with extraction unit is included within the sale of the property. There is access from the kitchen that leads directly out into the garden and to the garage. From the kitchen diner a staircase rises to the first floor that opens onto a small landing with access to a WC. The master bedroom is a generous room that has 2 skylights, from here there are far reaching views towards the Branton Burrows and beyond. There is also the advantage of a generous size en suite bathroom.

Directly to the front there is a gently sloping lawn with numerous established plants and shrubs, there is a private driveway that provides ample off road parking for several vehicles leading to the garage. The rear garden is predominantly laid to lawn and is fully enclosed therefore, child and pet friendly. Situated to one corner is a patio area perfect for entertaining and alfresco dining, this area enjoys a good degree of sunshine and privacy.

This is an excellent opportunity to acquire a spacious bungalow in a highly desirable and peaceful location within Branton yet within easy access to local amenities, the beautiful North Devon coastline, and beyond.

Services

All mains connected

Council Tax

Band: C

EPC Rating

Band: TBC

Tenure

Freehold

Viewings

Strickly by
appointment
via the Branton
Branch.
Contact (01271)
814114



Room list:

Entrance Porch
1.68m x 0.84m (5'6 x 2'9)

Entrance Hall
5.59m x 2.01m (18'4 x 6'7)

Sitting Room
4.22m max x 4.19m (13'10 max x 13'9)

Kitchen Diner
6.99m x 3.61m max (22'11 x 11'10 max)

Master Bedroom
4.75m x 3.71m (15'7 x 12'2)

En Suite
3.23m x 2.06m (10'7 x 6'9)

Bedroom 2
3.30m x 3.00m (10'10 x 9'10)

Bedroom 3
3.30m x 2.51m (10'10 x 8'3)

Bedroom 4
2.54m x 2.36m (8'4 x 7'9)

Garage
6.17m x 2.41m (20'3 x 7'11)

Popular Location

Pleasant Gardens

Must Be Viewed