



24 EASTERLY PARK, BRAUNTON

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Well Presented 4 Bedroom Executive Style Family Home

24 Easterly Park, Branton, Devon, EX33 2FH

£667,500

Guide Price

- Executive Style Family Home
- Well Planned Accommodation
- Study/Home Office
- Master Bedroom En Suite
- Open Plan Lounge Kitchen Diner
- Spacious Living Room
- Family Bathroom, & GF Cloakroom
- Double Garage & Off Road Parking
- Viewing Absolutely Essential. EPC: B

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

Call 01271 814114

or email branton@phillipsland.com

Directions

From Barnstaple proceed along the A361 towards Branton. At Wrafton turn right signposted to Heanton Punchardon and the North Devon Athletics Track. Continue along this road passing Branton Academy and then, at the button roundabout, take the 2nd exit into Lower Park Road. Proceed ahead and turn right, opposite Tyspane Nursing Home. Continue to the bottom of the road and turn left into Moor Lea. Continue ahead and at the bend bear off right that leads into South Park and proceed ahead, after a short distance you will see the entrance leading into Easterly Park, follow the road up and around bearing right at the top where number 24 will be found on the left hand side.

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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Phillips Smith & Dunn are delighted to offer to the market this very well presented and most spacious 4 bedroom detached executive style home. The property is well positioned being situated near the head of a cul de sac within this small select development of similar style dwellings. Easterly Park is a much sought after location constructed by well respected developers 'Chichester Homes' circa 2021. This splendid property benefits from full PVC double glazing, along with gas central heating and has the added advantage of solar PV panels therefore is considered an economical home to run with an impressive EPC rating of band B. This particular style of dwelling is called 'The Swan' and is particularly attractive in its design finished with a part brick and rendered elevations under a slate roof.

Briefly the internal accommodation comprises composite door under a storm canopy leads into a bright and spacious entrance hall with contemporary staircase with plate glass balustrade. Leading from the hall there access to a spacious cloakroom WC and to the study room/home office perfect for those that require the ability to work from home. The living room is a generous room that enjoys a sunny South facing aspect, there is an attractive bay window that overlooks the front garden and beyond. The open plan 28' kitchen diner and snug area to the rear of the property is the heart of the home that has direct access via French doors that directly out into the garden. The kitchen is well fitted with a comprehensive range of dove grey base and wall units with integral appliances. This has been stylishly finished with luxurious working surfaces and up stands with moulded sink unit and splash back to the hob providing a sleek and linear finish. Furthermore, there is a large centre island to gather around providing the perfect space for entertaining, this lovely addition incorporates further storage space and doubles up as extra preparation space if required, This splendid room caters for modern open living where family members can relax and unwind. There is ample space for a large set and snug area found to the far end. From the kitchen there is access leading to a useful utility room with space and plumbing for appliances along with access to the large 18' x 18' double garage with up and over door along with personal door leading to the rear garden. From the reception hall the staircase rises to the first floor and opens onto a good size landing serving all rooms with useful storage cupboards. There are 4 generous double bedrooms, 3 of which have fitted wardrobes. Bedroom 1 & 2 each enjoy far reaching views towards Heanton in the distance. The principal bedroom also has the advantage of a stylish en suite shower room tastefully finished with part tiled walls. The family bathroom is also superbly appointed and boasts a 4 piece contemporary suite to include a large over size shower enclosure, bath with mono filler tap, low level WC and floating wash basin, this lovely bathroom has also been tastefully finished with modern wall tiles.

Rarely do properties of this nature come to the market and so we recommend a viewing at the earliest opportunity to fully appreciate this splendid home and to avoid disappointment.

Services

All mains connected

Council Tax

Band F

EPC Rating

An Impressive Band B

Tenure

Freehold

Viewings

Please call the
Braunton office on
(01271) 814114



Directly to the front is a large private driveway providing off road parking for numerous vehicles leading to the attached double garage with up and over door. There is a small gently sloping lawn that leads to a mature flower border stocked with mature plants and shrubs. There is useful side access that is part paved and leads around opening into the enclosed rear garden. The garden is tiered into two sections, the lower tier is partially laid to lawn and patio area perfect for entertaining, there is a store shed and space to the other side perfect for storing surfboards/ sports equipment etc. Steps lead up to a raised lawn with established flower border to the front edge stocked with various plants and shrubs. There is ample space for a greenhouse or additional shed if required.

Easterly Park is a modern select development of executive style homes built circa 2021 by well respected Chichester Homes. As the name would suggest the property is located to the East part of Braunton and is situtaed within a pleasant cul de sac surrounded by similar style dwellings. Braunton is considered one of the largest villages in the country and it caters well for its inhabitants with a good range of amenities including a Tesco Superstore and the family run Cawthorne's store to the village centre. There is medical centre, a good range of local shops, stores, restaurants, public houses, churches and coffee shops. Braunton Burrows is close by and this is a wide area of dunes which is ideal for walking and exercise. A regular bus service connects to the sandy beaches at Saunton & Croyde, approximately 3 & 5 miles to the west, They are both renowned surfing beaches and ideal for family days out. Saunton also has an excellent golf club with its two championship courses.

The bus route continues to Barnstaple, the regional centre, this is 5 miles to the south east and here there is a wider range of amenities and shopping facilities. There is covered town centre shopping at Green Lanes and out of town shopping at Roundswell where there is a good choice of super stores. There is a brand new North Devon Leisure Centre, The Queens Theatre. and Scotts Cinema. Access to the M5 motorway is via The North Devon Link Road at junction 27, whilst he Tarka Rail Line connects to Exeter in the south and this picks up the direct route to London Paddington.



Room list:

Entrance Hall
3.48m x 2.31m (11'5 x 7'7)

Study
2.18m x 2.16m (7'2 x 7'1)

Living Room
6.27m into bay narrows to 5.00m x 3.89m
(20'7 into bay narrows to 16'5 x 12'9)

Kitchen Diner Snug
8.66m x 4.39m max (28'5 x 14'5 max)

Utility Room
1.60m x ?? (5'3 x ??)

First Floor

Landing
3.18m x 2.16m (10'5 x 7'1)

Bedroom 1
3.58m x 3.58m (11'9 x 11'9)

En Suite Shower
2.16m x 1.45m (7'1 x 4'9)

Bedroom 2
3.91m x 3.66m (12'10 x 12'0)

Bedroom 3
4.04m x 2.79m (13'3 x 9'2)

Bedroom 4
3.73m x 2.77m (12'3 x 9'1)

Family Bathroom
2.82m max 2.57m (9'3 max 8'5)

Double Garage
5.64m x 5.44m (18'6 x 17'10)

Superb Family Home

Quiet Cul De Sac Position

Spacious & Well Planned

Viewing Essential