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Cavie Road, Braunton, EX33 1DX

£450,000





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39 Cavie Road

Braunton, EX33 1DX

Located in the popular Saunton Park, this spacious four bedroom detached home is perfect for a growing family. The property features a large driveway with ample parking, a bright and airy open-plan living and dining area, and a modern kitchen with a breakfast bar.

The conservatory offers a lovely space to relax and enjoy views of the beautifully landscaped garden, complete with multiple patios and low-maintenance artificial grass. Backing onto protected recreational land, the home provides a private and scenic backdrop. The integral garage adds extra convenience, making this the ideal family home in a desirable location.

Other benefits include privately owned solar panels, gas central heating and double glazing throughout.

Braunton is well known for its passionate community spirit and is rumoured to be the largest village in England with the famous stretch of Braunton Burrows. The hustling village offers an abundance of activities and eateries, most locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath taking rolling countryside, perfect for avid walkers.



Entrance Hall - 6'6" x 5'10" (1.98m x 1.78m):

A sizeable entrance hall, perfect for storing coats and shoes.

Hallway - 12'5" x 5'10" (3.78m x 1.78m):

A large open hallway providing access to the living accommodation on the ground floor as well as side access into the garage.

Kitchen - 12'4" x 10'3" (3.76m x 3.12m):

This bright and functional kitchen features warm-toned wooden cabinetry, ample countertop space, and a neutral tiled floor. Large windows fill the room with natural light, creating an inviting atmosphere. The modern appliances, including a gas hob, built-in oven, and stainless steel range hood, are complemented by a breakfast bar for casual dining. A door provides direct access to the outside, enhancing the kitchen's practicality for everyday use and family activities.





Living Room - 16'6" x 11'6" (5.03m x 3.51m):

This spacious and comfortable living room features a large window that floods the space with natural light and offers views out to the rear garden. The room provides space for ample seating and all other modern day furnishings. The ceiling showcases a contemporary light fixture, adding a touch of style to the room. Simple furnishings and minimal decor will create a clean and welcoming environment, perfect for relaxation and family gatherings.

Dining Room - 8'3" x 8'2" (2.51m x 2.49m):

Situated off the living room and separated by internal double doors, this space is the perfect spot for dining and shares an abundance of light from the conservatory, making this an inviting space for entertaining.

Conservatory - 10'7" x 8'11" (3.23m x 2.72m):

This bright conservatory features large windows and a glass ceiling, flooding the space with natural light and offering panoramic garden views. It's an ideal space for relaxing and enjoying the outdoors from the comfort of indoors.

Landing - 7'3" x 6'0" (2.21m x 1.83m):

A central landing space offer direct access to all four bedrooms and the family bathroom.

Bedroom One - 11'11" x 10'1" (3.63m x 3.07m):

A large primary bedroom with expansive window offering views over the well kept recreational park. the room provides ample space to accommodate a bed size of your choice along with all other bedroom furnishings.

Bedroom Two - 12'2" x 9'4" (3.71m x 2.84m):

A front aspect double room, similar in size to the primary bedroom and extremely light and airy.

Bedroom Three - 11'8" x 8'2" (3.56m x 2.49m):

Another generously sized double bedroom with rear aspect views, large window and ample space for a king size bed and associated furnishings.





Bedroom Four - 8'7" x 6'0" (2.62m x 1.83m):

The smallest of the four bedrooms that would make an ideal children's bedroom or home office.

Bathroom - 7'10" x 6'8" (2.39m x 2.03m):

A sizeable family bathroom with tiled floor, partially tiled walls and opaque glass window. The front aspect bathroom comprises of a low level bath with shower above, pedestal has wash basin and toilet.

Garage - 18'9" x 8'10" (5.72m x 2.69m):

A large integral garage with wooden doors and additional access via the inner hallway of the house. This versatile space provides excellent storage for sports equipment and other such items, or could be used as a conventional garage for car storage. At the back of the garage is a useful WC.

Outside:

To the front of the property is a wide driveway providing off road parking for two vehicles and a bordered lawn area with colourful mature shrubbery adding aesthetic appeal to the property.



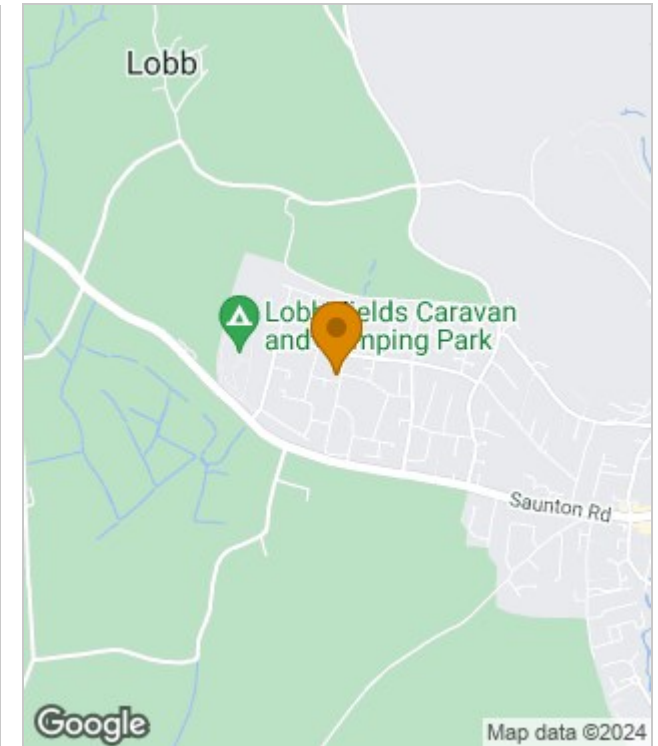
To the rear of the property is a beautifully designed, low maintenance garden, great for entertaining and summer time family enjoyment. There are two patios perfect for BBQ's and outdoor seating areas, as well as a large artificial grassed area and a raised corner plot currently housing a trampoline, but ideal for a hot tub or additional seating area. The garden is entirely private and has the benefit of a gate leading out to the delightful recreational park.



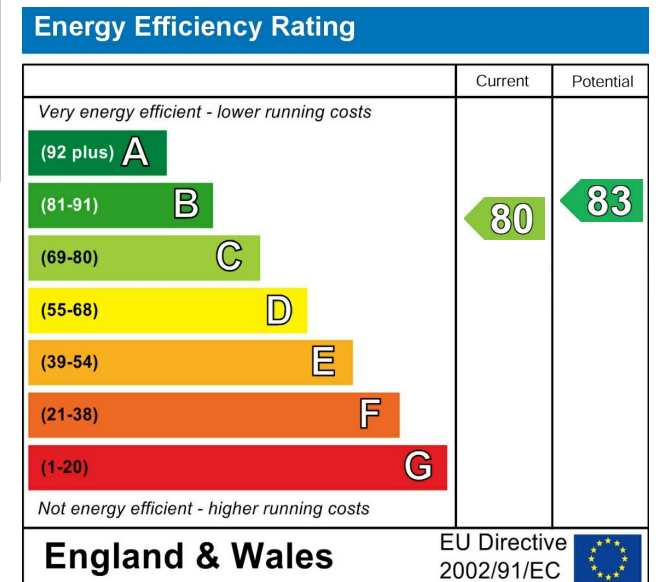
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Turners Property Centre - Braunton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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