



turners



44 Pixie Lane, Braunton, EX33 1BW

Asking Price £435,000

Modernised three-bedroom chalet bungalow with stylish interiors, off-road parking, single garage and immaculate gardens—offering comfort & contemporary living throughout. No onward chain.

Property Description

Available with no onward chain and situated in the highly sought-after and peaceful location of Pixie Lane, this superb chalet bungalow offers an exceptional combination of modern comfort, flexible living space and beautiful presentation throughout. Thoughtfully designed and lovingly maintained, the home is perfect for families, couples or those seeking a tranquil retreat close to local amenities and countryside views.

On the ground floor, the property features three generously sized bedrooms, each tastefully decorated and filled with natural light. The open-plan kitchen and dining area serves as the heart of the home, boasting high-quality integrated appliances, stylish cabinetry and ample space for family meals or entertaining as well as a handy utility cupboard with space and plumbing for washing machine and other white goods. The contemporary four-piece bathroom suite is immaculately presented, complemented by a separate WC for added convenience.

The first floor unveils an impressive and versatile living room, offering a wonderful sense of space and light. This area provides stunning distant views towards Appledore and Braunton Burrows, creating an inspiring backdrop for relaxing evenings or social gatherings, with ample storage in the eaves.

Externally, the property continues to impress with well-maintained front and rear gardens, designed for ease of maintenance and enjoyment. The gardens enjoy a sunny aspect, making them ideal for outdoor activities, gardening or al fresco dining during the warmer months.

A large private driveway provides ample off-road parking for several vehicles, in addition to a single garage offering further storage or workshop potential.

This beautifully modernised chalet bungalow truly offers the best of coastal and countryside living—stylish, spacious and ready to move straight into.

Location

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

California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent Notes

- Currently being used as a successful holiday let
- Figures can be requested for relevant interested parties

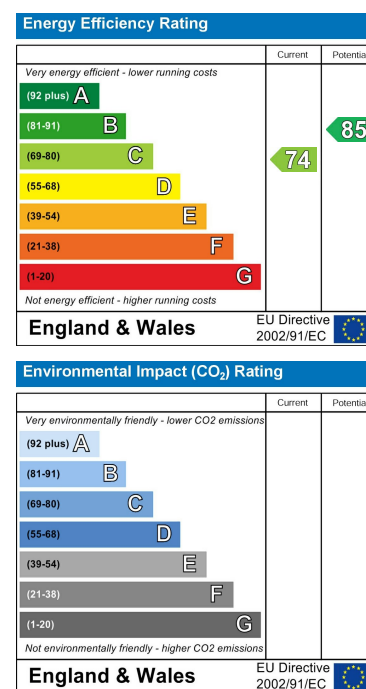
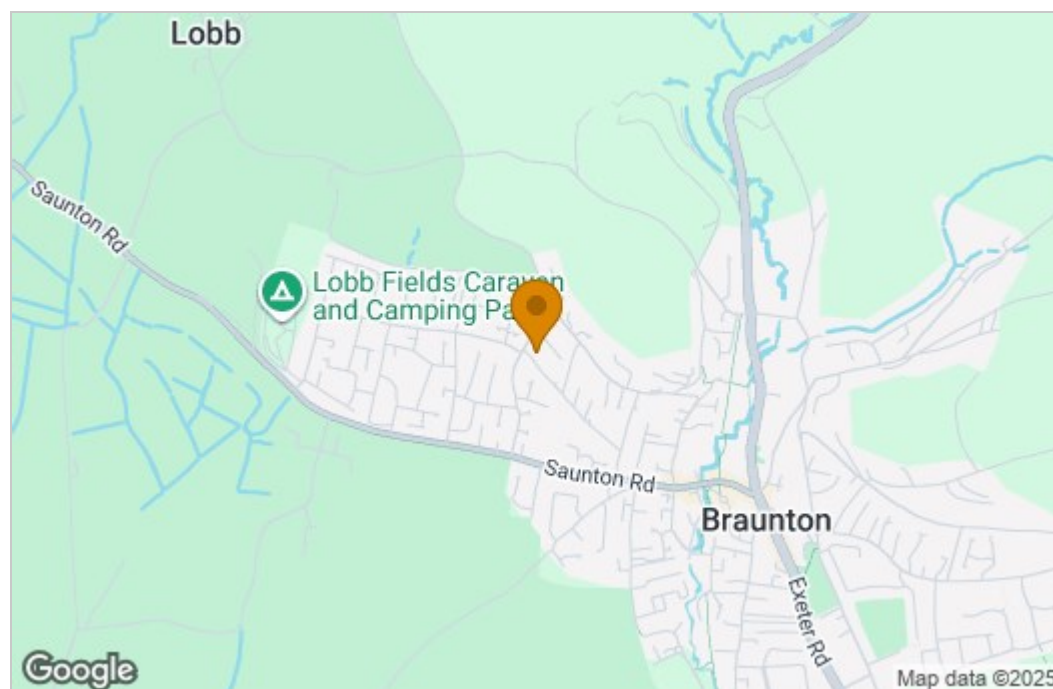
Directions

From our office, head west on Caen Street/B3231 towards north street for 0.3 miles. Turn right onto Kingsacre then in 0.2 miles, turn right onto Pixie Lane where the property will be on your left hand side.

Floor Plan



Area Map



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