








**Brownlands Road, Sidmouth, EX10 9AR**

**Guide Price £850,000**

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This detached single-storey residence has been modernised to a high quality standard and is offered for sale in excellent condition throughout. The property, which is offered for sale with no onward chain, has been extended in two directions to offer generously proportioned and versatile accommodation. The property is situated in an elevated position, towards the head of a peaceful cul de sac on the preferred eastern side of the Sid Valley and enjoys a fabulous outlook over the town, towards the surrounding countryside, and glimpses of the sea.

The accommodation briefly comprises a uPVC timber-effect front door with an internal glazed panel. The entrance hallway features a selection of useful storage cupboards with glazed double doors that open onto the main living space. The living room is an exceptional triple aspect space that perfectly encapsulates modern living. The room allows for a selection of reception areas to sit and dine in comfort with the kitchen adjoining in a semi open plan style. Two sets of Glazed French doors and separate bi folding doors open onto a south facing patio and westerly facing decking area respectively and a partly vaulted ceiling with a full height window allows natural light to flood into the room. Views all around the Sid Valley and glimpses of the sea and along the Jurassic coast are enjoyed from this space which is undoubtedly the hub of the home. The kitchen area offers a great selection of base and eye-level storage units with a range of integrated appliances and quartz worksurfaces and matching upstands.

There are three double bedrooms, all of which enjoy a westerly outlook across the Sid Valley. Bedroom 1 features a range of fitted wardrobes and benefits from a luxurious, fully tiled, en suite shower room comprising a wide shower cubicle with glazed screen housing Mira remotely operated mixer shower, a ceramic wash basin set in vanity unit, a concealed cistern wc and a heated towel rail. Bedroom 2 features an extensive range of fitted wardrobes. Bedroom 3 is a dual aspect room with glazed French doors that open onto the rear gardens and a small window that overlooks the front gardens. The bathroom has also been fitted to an excellent standard comprising a panelled bath with glazed shower screen housing Mira remotely operated mixer shower, a vanity wash basin with illuminated storage and anti-mist mirror, a concealed cistern wc and a radiator.

The property is approached over a tarmac driveway that will accommodate off road parking for three vehicles. The driveway leads to both the front door and the garage and timber gates to each side provide access to the rear gardens. The garage (5.79m x 2.77m) Has an automated sectional door with power and light. a uPVC double glazed window and a cold water garden tap. The gardens to both the front and rear have been landscaped to create an attractive and easy to maintain set up. The front gardens are mostly laid to lawn with a silver birch tree positioned to the south east corner. The rear gardens enjoy a south facing orientation with a large patio area adjoining the rear of the property. The patio enjoys excellent sea and valley views and provides the perfect space for sitting out and entertaining. A level lawn sits below the patio space with fence and hedge boundaries along the south and west side. A path passes along the western boundary towards a private terrace and continues back towards the driveway. The terrace is another excellent space to sit out and enjoy the afternoon and evening sunshine whilst admiring the fabulous views over the Sid Valley.

A stunning property ready for immediate occupation, early inspection recommended.

**VIEWINGS** By prior appointment with Redferns on 01395 512 544

**SERVICES** We understand all mains services are connected





- Entrance Hallway
- Kitchen and Separate Utility Room
- Luxurious Bathroom and En Suite Shower Room
- Landscaped Front and Rear Gardens
- No Onward Chain
- Modern Open Plan Living Space
- Three Double Bedrooms
- Garage and Driveway Parking
- Stunning Views across the Sid Valley with Sea Glimpses
- Energy Rating TBC



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