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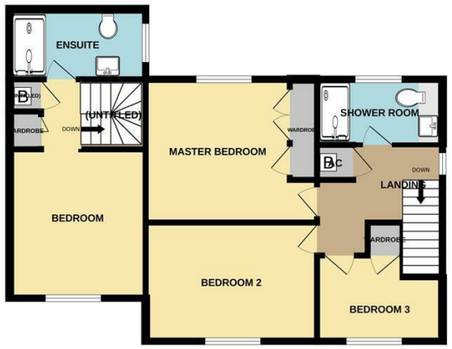

19, ORCHARD ROAD, WRAFTON

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A Very Well Presented 3 Bed Home With 1 Bed Annexe

19 Orchard Road, Wrafton, Braunton, EX33 2DZ

Guide Price
£579,950

- 3 Bed House & 1 Bed Sep Annexe
- Living Room & Conservatory
- Garage & Parking
- Superb Kitchen Diner
- Stylish Shower Rooms
- Well Stocked Level Gardens
- Utility Room & Cloakroom
- PVC D/G & Gas CH With Solar
- EPC: Band C

Directions

From Barnstaple proceed on the A361 to Braunton. On approaching Wrafton turn left directly opposite the Williams Arms Public House and continue down this road. Take the first main turning on the left hand side into Orchard Road, continue up into the cul-de-sac and take the first turning left, proceed down to the bottom of the cul-de-sac and the property (number 19) will be on the left hand side at the bottom.

Looking to sell? Let us value your property for free!
Call 01271 814114
or email braunton@phillipsland.com

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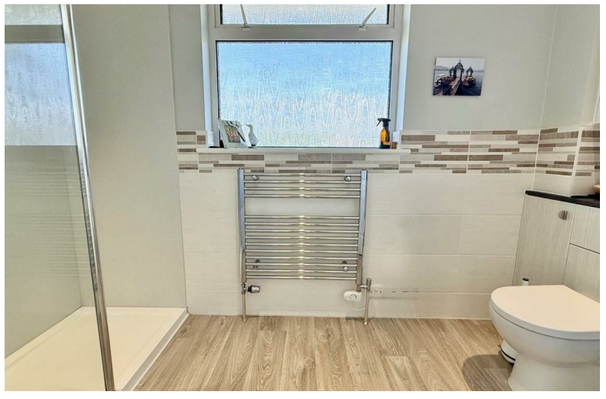

Overview

This beautifully presented modern detached residence offers exceptional versatility, making it an ideal choice for those seeking a spacious and comfortable family home with the added advantage of independent accommodation for a dependent relative or guest. Constructed using traditional cavity wall techniques, the property features an attractive blend of part-rendered and part-brick elevations with cedral clad porch, all set beneath a durable concrete tile roof. Further enhancing its appeal, the home benefits from PVC double-glazed windows and gas-fired radiator central heating along with solar PV panels making this an economical home to run ensuring year-round comfort.

The current owner has thoughtfully enhanced the property to create a warm, inviting, and well-planned living environment. The accommodation briefly comprises entrance porch with attractive Venetian plaster walls leading into a welcoming reception hall with staircase leading to the first floor, which in turn opens onto a spacious living room—a perfect area for family gatherings and relaxation. From here, double doors lead through to a superb kitchen/dining room, fitted to a high standard with an extensive range of modern units, integrated appliances, and stylish granite working surfaces, providing both functionality and elegance.

A separate utility room, equipped with shaker style units, offers additional storage and convenience, leading to a cloakroom and providing direct access to the garage. The main house includes three well-proportioned bedrooms, two of which feature built-in wardrobes, offering excellent storage solutions. The shower room has been recently refurbished to include an oversized shower enclosure with aqua panelling that provides a contemporary and attractive look.

One of the property's standout features is the delightful conservatory, accessed from the living room. This light-filled space enjoys a pleasant outlook that over the front well stocked garden and creates a seamless indoor-outdoor flow. From the conservatory, double doors provides direct access to the self-contained annexe, which offers fantastic flexibility for extended family living, guest accommodation, or there is even potential to let out which would generate a sound and steady income stream.

The annexe comprises of an open-plan modern configuration to include a well fitted kitchen and living area with access leading to the rear garden. A staircase leads to the first-floor bedroom and to the spacious modern shower room. To summarise this is an extremely spacious and comfortable annexe that can only be fully appreciated upon a formal viewing.

Services

All mains connected

Council Tax

Band E

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

Please contact us to arrange an appointment to view on (01271) 814114

Outside

Externally, the property is set on a level and well-maintained plot with ample off-road parking on the brick paved driveway. There is also the benefit of an attached garage with side hinged doors for ease and practicality. The front garden features an attractive well manicured level lawn and a circular patio seating area, perfect for enjoying the sunhine to relax and unwind. There is useful side access on both sides that lead to the rear of the property.

The rear garden has been thoughtfully planned resulting in a low-maintenance yet attractive patio style garden stocked with a wide variety of plants and shrubs, this has been designed with easy maintenance in mind that requires the minimum of upkeep and fuss. This area of the garden offers a good degree of seclusion and privacy, this could easily be adapted with the addition of a picket style fence to create a separate area of garden for the annexe if required.

Overall, this is an exceptionally appealing and very well presented home that can be occupied immediately with minimal additional expense. Its spacious layout, modern improvements, and versatile accommodation make it ideal for a wide range of buyers. A full internal inspection is strongly recommended to truly appreciate the light, well-planned, and flexible living spaces this property has to offer situated within a pleasant position at the head of this popular cul de sac.

Room list:

Porch
2.34m x 1.32m (7'8 x 4'4)

Entrance Hall
3.51m x 2.16m (11'6 x 7'1)

Living Room
5.16m x 3.66m (16'11 x 12'0)

Kitchen Diner
?? x 2.82m max (?? x 9'3 max)

Utility Room
2.92m x 2.72m (9'7 x 8'11)

Master Bedroom
4.22m x 3.58m (13'10 x 11'9)

Bedroom 2
4.22m x 2.92m (13'10 x 9'7)

Bedroom 3
3.12m x 1.98m (10'3 x 6'6)

Shower Room
3.10m x 1.42m (10'2 x 4'8)

Annexe

Lounge Kitchen Diner
7.11m x 3.30m (23'4 x 10'10)

Conservatory
4.60m x 3.30m (15'1 x 10'10)

Bedroom
3.43m x 3.28m (11'3 x 10'9)

En Suite
3.30m x 1.88m (10'10 x 6'2)