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Nivena Higher Park Road, Braunton, EX33 2LF

Price Guide £695,000





# Nivena Higher Park Road

Braunton, EX33 2LF

An exceptional opportunity to acquire this fully modernised four-bedroom detached residence, positioned in a highly sought-after location in Braunton. Occupying a generous plot the property enjoys far-reaching panoramic views across Braunton Burrows and the Taw and Torridge Estuary.

This beautifully presented home offers light-filled and versatile accommodation throughout. A spacious welcoming entrance hall with contemporary LVT flooring leads into a stunning dual-aspect lounge featuring a stylish media wall and electric effect fire, with sliding doors opening onto a front patio—perfect for soaking in the breathtaking far-reaching views.

At the heart of the home is a sleek and modern kitchen/diner thoughtfully designed with high-quality units, integrated appliances and ample dining space with direct access to the rear garden. Additional ground floor benefits include a separate utility room, a contemporary modern shower room, and a flexible third bedroom suite currently arranged as an annexe-style space offering excellent potential for multi-generational living or reconfiguration to create an additional double bedroom.

Upstairs the property continues to impress with a spacious landing and two well-proportioned bedrooms with fantastic views. The principal bedroom boasts fitted wardrobes, a Juliet balcony with estuary views, walk-in storage, and a stylish en-suite shower room. A further double bedroom also benefits from a Juliet balcony with fantastic views with fitted wardrobes. Completing the first floor is a home office or potential bedroom four with modern family bathroom.

Externally, the home enjoys beautifully maintained gardens to both front and rear, designed to maximise the outlook and sun throughout the day. A large south-facing lawn, elevated seating areas, patio entertaining space, and summer house provide a perfect outdoor retreat. The property also benefits from driveway parking for three vehicles and a powered single garage with electric roller door.

A truly outstanding home combining modern living with spectacular surroundings.





## 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.

## Features

- Fully modernised 4-bedroom detached home
- Sought-after Braunton location
- Panoramic Burrows & estuary views
- Spacious dual-aspect lounge with media wall
- Stylish kitchen/diner with integrated appliances
- Flexible annexe/third bedroom
- Landscaped south-facing gardens & summer house
- Driveway parking & single garage

## Directions

Head east along Caen Street, at the traffic lights turn right onto Exeter Road. Take the first left and proceed onto Heanton Street. At the end of the road turn left onto Wrafton Road and immediately right on the roundabout onto Lower Park Road. Continue for a few hundred meters taking the left hand turning onto Seven Acre Lane, proceeding to the top of this road taking a left hand turning onto Higher Park Road. Continue for approx. 100 meters where the property will be located on your right hand side with name plate and for sale board clearly displayed.

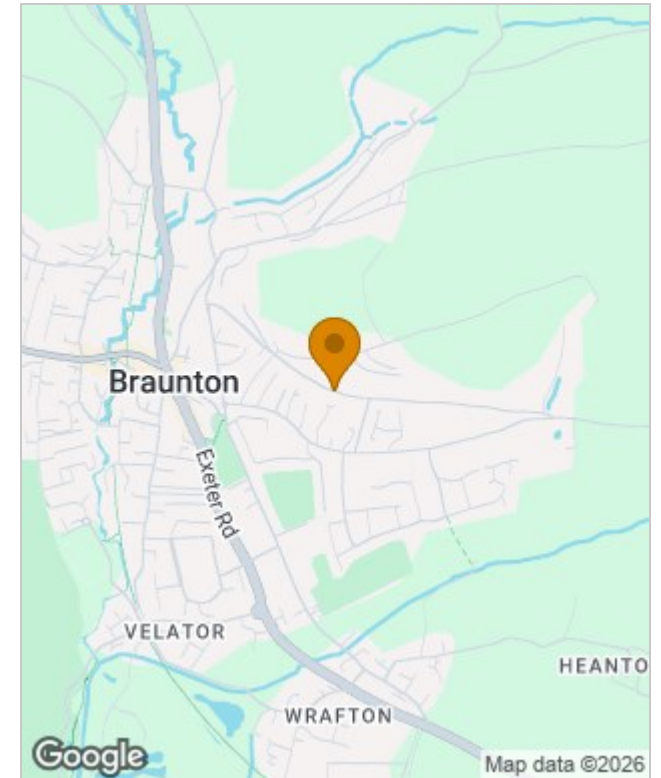
What3words – tailwind.skin.offshore



## Floor Plans



## Location Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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