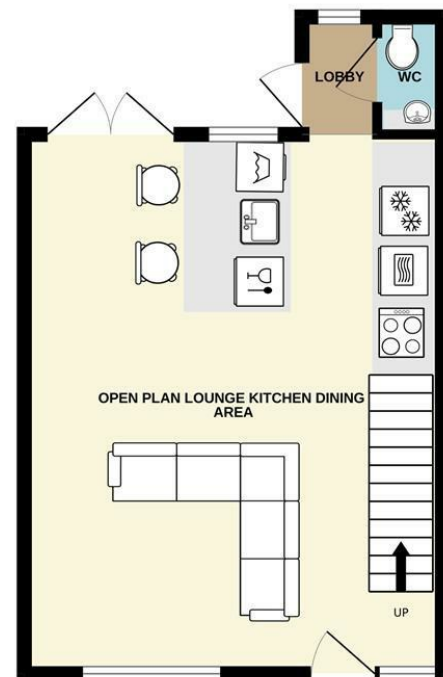


GROUND FLOOR



1ST FLOOR



23 PIXIE DELL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Superbly Presented & Much Improved Family Home

23 Pixie Dell, Branton, EX33 1DR

£299,950
Guide Price

- Superbly Presented Home
- Ideal First Time Home
- Newly Fitted Bathroom
- Open Plan Living Configuration
- Contemporary Kitchen
- Sunny Courtyard Garden
- Splendid Family Home
- Cloakroom WC
- Garage En Bloc. EPC: ?

Directions

From Barnstaple proceed along the A361 to Branton and continue to the very centre of the village. At the traffic lights and cross roads turn left signposted to Croyde and Saunton. Proceed along this road passing our office on the right and on to the Saunton Road, turn right into Dune View Road and then turn left into Pixie Dell. Continue passing Pixie Dell Stores, proceed ahead where there is a large parking bay located on your left hand side. Number 23 Pixie Dell can be found in the middle terrace of 3 properties facing you.

**Looking to sell? Let us
value your property
for free!**

Call 01271 814114

or email branton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented and much improved 3 bedroom family home. The property has been subject to a tremendous makeover in terms of updating and modernisation over recent years and now provides extremely well planned and comfortable living accommodation. The current owner occupiers have created a super stylish and contemporary home that enjoys a modern open plan living configuration to the lower ground floor and provides that real wow factor.

This super stylish home can only be fully appreciated upon a formal viewing therefore, the agents strongly advise an early inspection without delay. This impressive home has undergone numerous improvements to include the reconfiguration of internal walls to create a modern open plan design, the installation of French doors that lead into the enclosed courtyard, newly fitted gas combination boiler, and newly fitted bathroom to name just a few.

The property is considered as an ideal family home or perfect first time purchase opportunity that requires no further expense and is found to be tastefully decorated throughout. Briefly the internal accommodation comprises, entrance door leads into the 21' open plan lounge kitchen diner. This beautiful dual aspect room allows plenty of natural light to flood in and has its own access that directly into the garden. The kitchen has been extremely well fitted and comprises of dove grey door fronted shaker style units complimented with luxurious slim profile working surfaces that provides a linear and sleek look. A large central island creates a fine focal point to the room and has an inset sink unit, the island provides a great space for dining and entertaining and extra preparation space, furthermore there is under counter integral storage providing ample space for those essentials. There are integral appliances to include an eye level double oven, inset gas hob with extraction canopy, fridge freezer, dishwasher and washing machine, along with concealed recycle and waste under counter cabinet. This splendid contemporary kitchen has been thoughtfully designed and has been finished with a high level of fixtures and fittings. Located to the rear is a small lobby that leads out into the garden and provides access to the ground floor cloakroom WC. To the first floor there are 3 bedrooms, bedrooms 1 and 2 are good size double rooms that overlook the front and rear elevation. Whilst bedroom 3 is currently used as nursery room incorporating useful storage over the stairwell. Lastly the bathroom comprises of a white modern suite to include shower bath with shower mixer fed direct from the mains, low level WC and inset wash basin onto vanity.

Services

All mains connected

Council Tax

Band B

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

Please call us on
(01271) 814114
to arrange an
appointment.



Outside & Situation

Directly to the front of the property is an enclosed front garden laid with stone chippings for easy maintenance in mind along with a brick paved path leading to the front door. The rear courtyard garden is laid with attractive paving and enjoys a sunny facing South West facing aspect and is therefore, a true sun trap being fully enclosed with high sided walls. This lovely area benefits from a high degree of privacy and seclusion and is ideal for those with pets or children being fully enclosed. There is rear access via a timber garden gate that leads to an en bloc garage being within a very short distance. The garage has an up and over door and measures 16'5 x 8'.

Pixie Dell sits right in the very heart of the ever popular Saunton Park residential area of Braunton. There is the advantage of Pixie Dell Stores being close to hand, along with the well respected Kingsacre primary school and Braunton Academy also being within a few minutes short drive away.

The village centre is easily accessible with a good range of amenities to cater for everyday needs including medical centre, post office, pubs, restaurants and an excellent range of shops and businesses. There is a bus stop close by providing a regular service to the sandy beaches of Saunton and Croyde, which are approximately 5 miles to the West. Barnstaple, the regional town centre of North Devon, is approximately 5 miles to the south east.



Room list:

Open Plan Lounge Kitchen Diner
6.43m x 4.98m (21'1 x 16'4)

Rear Lobby
1.70m x 0.76m (5'7 x 2'6)

Cloakroom WC
1.35m x 0.74m (4'5 x 2'5)

First Floor

Landing

Bedroom 1
3.58m x 3.07m max (11'9 x 10'1 max)

Bedroom 2
3.07m max x 2.87m (10'1 max x 9'5)

Bedroom 3
2.41m x 2.03m (7'11 x 6'8)

Bathroom
2.08m x 1.68m (6'10 x 5'6)

Garage
5.00m x 2.44m (16'5 x 8'0)

Stylish Family Home

Impressive Quality Kitchen

Open Plan Configuration