



A Very Well Presented 3 Bedroom Family Home

Guide Price

25 Silvan Drive, Branton, EX33 2EQ

£399,950

- Spacious 3 Bed Family Home
- Sitting Room & Diner
- Off Road Parking & Garage
- Pleasant Position With View
- Well Appointed Kitchen
- Viewing Essential
- Well Presented Throughout
- Modern Bathroom
- EPC: Band TBC

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or email branton@phillipsland.com

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Room list:

- Entrance Hall**
1.83m x 1.73m (6'0 x 5'8)
- Sitting Room**
4.29m x 4.22m (14'1 x 13'10)
- Dining Room**
3.00m x 2.16m (9'10 x 7'1)
- Kitchen**
3.00m x 2.97m (9'10 x 9'9)
- Conservatory**
3.07m x 2.72m (10'1 x 8'11)

First Floor

Landing

Bedroom 1
3.89m x 3.35m (12'9 x 11'0)

Bedroom 2
3.02m x 2.72m (9'11 x 8'11)

Bedroom 3
2.90m x 2.11m (9'6 x 6'11)

Bathroom
2.41m x 1.65m (7'11 x 5'5)

Garage
5.49m x 2.41m (18'0 x 7'11)

Splendid Family Home

Delightful Garden

Viewing Essential

Overview

Phillips Smith & Dunn are delighted to offer to the market number 25 Silvan Drive, found to be a superbly presented and much improved 3 bedroom double link attached family home. The property is superbly presented both inside and out and benefits from an attractive part brick and part clad elevations providing a contemporary and modern look. There are full PVC double glazing and is gas centrally heated. The property stands on a good size plot with a splendid rear garden having been thoughtfully landscaped and enjoys a good degree of sunshine and privacy. The present owners have been in residence for many years and, within this time they have undertaken numerous improvements and have modernised to produce a home that is sure to appeal to those seeking a superb family residence.

Briefly the internal accommodation comprises entrance hall with staircase rising to the first floor. The sitting room enjoys a pleasant outlook that overlooks the front elevation and towards Chapel Hill, often found with grazing livestock providing a semi rural feel. An electric fire stands on a hearth with pine surround providing a pleasant focal point to the room. The dining area is open plan therefore, has a modern living configuration with space for a dining set. The impressive well fitted kitchen has an assortment of base and wall units stylishly finished with white high gloss door fronts complimented with wood effect roll top working surfaces. There is an inset sink unit, gas hob and extraction canopy with electric oven below. A conservatory is located to the rear of the property providing a great space to relax and unwind, this fine addition overlooks the garden with direct access leading onto a large expanse of decking. To the first floor there is a good size landing with boiler cupboard. There are 3 well proportioned bedrooms, bedrooms 1 and 2 are good size rooms, bedroom 1 has the advantage of a fitted wardrobe and has a fitted wardrobe. Bedroom 3 is a comfortable sine room and also has a fitted wardrobe. The family bathroom is well appointed comprising of a white modern suite to include bath with shower over, WC and inset wash basin.

To summarise this is a very well presented and much improved family home that has been lovingly cared for by the current owners. A viewing is recommended at the earliest opportunity to appreciate this gem of a property.

Services

All mains connected.

Council Tax

Band: C

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

Please call the Branton office on (01271) 814114.

