



14 ORCHARD ROAD, WRAFTON

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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 for approximately 100 yards. Take the first main turning on the left hand side which leads into Orchard Road, continue up into the cul-de-sac where the road levels out and number 14 will be found on the right hand side with a 'For Sale' board clearly displayed.

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

Call 01271 814114

or email braunton@phillipsland.com

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A very Well Presented & Stylish 4 Bed Family Home Guide Price
14 Orchard Road, Wrafton, Braunton, EX33 2DZ

- Much Improved Modern Home
- Spacious & Flexible
- Kitchen
- Dining Rm & Conservatory
- Ample Parking & Garage
- Landscaped Gardens

- Impressive Master Bedroom
- Cul-De-Sac Position
- EPC: Band C



Room list:

Entrance Hall

3.43m x 2.11m (11'3 x 6'11)

Sitting Room

4.90m x 3.63m (16'1 x 11'11)

Kitchen

3.73m x 2.51m (12'3 x 8'3)

Dining Room

3.28m x 2.87m (10'9 x 9'5)

Conservatory

2.92m x 2.34m (9'7 x 7'8)

G/F Master Bedroom

6.32m max x 4.14m (20'9 max x 13'7)

En Suite Shower Rm

2.49m x 1.75m (8'2 x 5'9)

First Floor

Landing

Bedroom 2

3.86m x 3.58m (12'8 x 11'9)

Bedroom 3

3.86m x 2.95m (12'8 x 9'8)

Bedroom 4

3.15m max x 2.92m max (10'4 max x 9'7 max)

Bathroom

3.18m x 1.52m (10'5 x 5'0)

Garage

6.30m max x 2.77m (20'8 max x 9'1)

Cloakroom WC

1.42m x 0.84m (4'8 x 2'9)

Splendid Family Home

Beautiful Landscaped Garden

Overview

Phillips Smith & Dunn are delighted to offer to the market this very well presented 4 bedroom modern link detached family home presented in superb order throughout. This impressive property has been the subject of tremendous improvements and modernisation over recent years and now provides very well planned comfortable and flexible living accommodation. A single storey extension was created circa 2022 which is a fine addition to this splendid home and would be of particular interest to those buyers looking for a dual family - dependent relative arrangement. There are numerous additional improvements to include, new roof tiles & felt, the installation of modern aluminium windows, new boiler, cavity wall & loft insulation, along with solar PV panels that create an income thus making this an economical and energy efficient home to run. Agents note: There is planning permission in place to extend to the rear of the property if desired, further information can be provided upon request.

Briefly the internal accommodation comprises covered storm porch leading to the entrance door with side light, you are welcomed into the bright and spacious entrance hall with staircase rising to the first floor. The sitting room is well proportioned and enjoys a pleasant outlook onto the front elevation with door leading into the impressive master bedroom extension. This lovely addition boasts a modern and contemporary en suite shower room and small snug area furthermore, there is the added advantage of having direct access to the rear garden along with its own entrance door located to the side of the property. The kitchen has a wide assortment of base and wall units and enjoys a nice outlook overlooking the enclosed rear garden. A sliding door leads through to the dining room and into the conservatory sun room. Whilst to the first floor there are 3 additional bedrooms two of which are good size rooms along with a spacious family bathroom. Furthermore, there is a 20' garage and cloakroom WC.

The agents strongly advise an early inspection at the earliest opportunity to appreciate the well planned and flexible accommodation, and the pleasant cul de sac position within which the property stands. Be quick!

Services

All mains connected

Council Tax band

Band: D

EPC Rating

Band: C

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Braunton branch on
01271 814114

