



14 ORCHARD ROAD, WRAFTON

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## A very Well Presented & Stylish 4 Bed Family Home

14 Orchard Road, Wrafton, Branton, EX33 2DZ

Guide Price  
**£550,000**

- Much Improved Modern Home
- Kitchen
- Ample Parking & Garage
- Spacious & Flexible
- Dining Rm & Conservatory
- Landscaped Gardens
- Impressive Master Bedroom
- Cul-De-Sac Position
- 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 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 [branton@phillipsland.com](mailto:branton@phillipsland.com)

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## 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



## Garden & Situation

A particular fine feature of this lovely home are the impressive gardens. Directly to the front there is ample parking for numerous vehicles on a tarmacadam driveway leading to the attached garage. There is a level lawn with paved path that leads to the side with modern exterior lighting and provides access to the rear garden via a secure garden gate. The rear garden enjoys a due South sunny facing aspect and is fully enclosed therefore, child and pet friendly. The garden is predominantly laid to lawn with two patios that enjoy sunshine throughout various times of the day. This is a very lovely garden indeed which provides plenty of space for entertaining and to enjoy alfresco dining.

Orchard Road is a very sought after cul-de-sac of similar style individual properties in a tucked away position. Wrafton is a small village to the east of Braunton and offers amenities including the renowned William Arms Public House/Restaurant and a short distance away is Braunton Academy and Southmead Primary School. There is a regular bus service which connects to Barnstaple, approximately 4 miles to the east, whilst Braunton village is approximately 1 mile to the west. Here there is a wide range of amenities to cater for everyday needs including Tesco Superstore, further Primary Schools, medical centre, library and a good number of local shops and stores. The sandy beaches of Croyde are a further 5 miles from Braunton and also connected by a regular bus service. The Tarka Trail, between Braunton and Barnstaple is also close by and here there are miles of level cycle and footpaths that flank the estuary.

## 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

