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GROUND FLOOR



1ST FLOOR



3 ORCHARD GROVE, CROYDE.

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Directions

From Barnstaple proceed on the A361 to Braunton. At the centre crossroads, turn left signposted to Saunton & Croyde. Continue along the coast road passing the headland at Saunton and continue passing the Lighthouse as it drops down into Croyde. As you approach the centre of the village and just after 'Ralph's surf shop', turn right into Cloutman's Lane and immediately right again into Orchard Grove. The property will then be found after a short distance on your left hand side.

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

Call 01271 814114

or email braunton@phillipsland.com

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Superbly Presented 4 Bedroom Detached Bungalow

3 Orchard Grove, Croyde, Devon, EX33 1NF

Guide Price **£770,000**

- Splendid Family Home
- Pleasant Cul De Sac Position
- Central Cul De Sac Position
- Spacious & Well Planned
- Generous Sitting Room
- Lovely Sunny Private Garden
- Contemporary Modern Kitchen
- Sun Room/Dining Room
- EPC: TBC





Phillips Smith & Dunn are delighted to offer to the market this immaculately presented and particularly spacious 4 bedroom detached chalet bungalow situated in one of the most sought after coastal villages in the region. This impressive home has been subject to numerous improvements and modernisation over recent years and now provides extremely comfortable and well planned living accommodation. Only upon a formal viewing can this individual and fine home be fully appreciated that benefits from full PVC double glazing and electric heating, is found decoratively in excellent order throughout and can be occupied with the minimum of delay having 'No onward chain'.

The property has been used as a private holiday home bolt hole retreat by the current owners but will suit as a very comfortable and easy to run home for a growing family. The property stands on a generous level plot with off road parking to the front with a level well stocked private garden to the rear that enjoys a sunny facing aspect. There have been numerous improvements undertaken over the years with the fine addition of a spacious sun room dining extension added to the rear elevation. This flexible reception room provides the perfect space for large family gatherings, hosting and entertaining and flows directly out onto a large expanse of patio and to the garden.

Briefly the internal accommodation comprises entrance door under a storm canopy leads through to the entrance hall with bespoke storage bench seating, along with staircase rising to the first floor. The kitchen breakfast room has a wide assortment of base and wall units finished with attractive powder blue door fronts. There are ample luxurious working surfaces with up stands and attractive Moroccan tile effect walls providing a sleek and contemporary finish. The work top doubles up as a breakfast bar to one end providing a functional space for eating and socializing, this stylish kitchen has integral appliances and enjoys a pleasant outlook looking out into the garden. A side lobby provides a further means of access into the property and to the garage, perfect after muddy dog walks or a day at the beach. The living room is a bright and spacious room having a stylish electric wall hung fireplace and feature surround, double doors lead through to the impressive sun room providing the perfect setting to dine and entertain, this lovely addition overlooks the garden and leads out onto the patio terrace. Furthermore, to the ground floor there is a 3 piece family bathroom and 2 generous double bedrooms each that overlook the front elevation and have fitted wardrobes. The staircase opens out onto the first floor to a very large landing study area perfect for those that require the ability to work from home. There are two further double bedrooms also with fitted wardrobes, there is also the benefit of a further 3 piece bathroom.

Services

Mains electric water and drainage.

Council Tax

Band E

EPC Rating

To be confirmed

Tenure

Freehold

Viewings

By appointment via the Braunton branch. Call us on (01271) 814114





Directly to the front there is off road parking on a brick paved private driveway for numerous vehicles leading to the attached garage. There are well stocked flower borders to the front providing numerous displays throughout the seasons. There is side access to both sides of the property leading to sunny facing rear garden. This is a particular fine feature being child and pet friendly and offers a good degree of privacy. The gardens are found to be well stocked with a wide variety of established plants and shrubs. A good size patio terrace enjoys plenty of sunshine perfect for alfresco dining. The garden is predominantly laid to lawn to the majority having been well tended with mature varieties of established shrubs and trees. Situated at the far end of the garden is a delightful summerhouse providing the perfect serene environment to truly relax and unwind, furthermore, to the side is a useful store perfect for those beach essentials to include, surf and body boards, wet suits and don't forget the bucket and spades!

Orchard Grove is a cul de sac of similar style detached 1960's bungalows. The road is wide, so offers a good feeling of space. This is a most convenient location as it offers peace and tranquility, yet is only a minutes walk to the village centre. Over the years, the vast majority of the properties here have been extended and upgraded to offer what are now very attractive and spacious homes.

Croyde is considered one of the premier and choice coastal villages in the region and has a superb sandy beach. This is well known throughout the country as a mecca for surfers and water sports enthusiasts. The larger beach at Saunton Sands is just around the corner and here there is the renowned golf club with 2 championship courses. Croyde has some very attractive thatched cottages and a good number of shops, pubs and restaurants. Futhermore, there is a post office/ stores and a garage. A regular bus service connects to Braunton, some 3 miles to the east. Here there is a Tesco superstore, Cawthorne's family store, a good number of restaurants, primary and secondary schools and coffee shops.

The bus route continues to Barnstaple, the principle north Devon town, a further 5 miles to the south east. This caters well for the area with the brand new Tarka Leisure Centre, Tarka Tennis Centre, Scott's cinema and The Queen's Theatre.There is access on to the North Devon Link Road which offers an easy drive to the M5 motorway at junction 27. The Tarka rail line takes you to Exeter which then picks up a direct line to London Paddington..

Room list:

Entrance Hall
4.66 x 2.28 (15'3" x 7'5")

Sitting Room
5.44 x 3.62 (17'10" x 11'10")

Sun - Dining Room
3.89 x 3.53 (12'9" x 11'6")

Kitchen Breakfast Room
5.75 x 2.68 (18'10" x 8'9")

Rear Lobby

Bathroom
2.24 x 1.65 (7'4" x 5'4")

Bedroom 4
0.91m.19.20m x 0.91m.2.74m (3.63 x 3.09)

Bedroom 3
3.82 x 3.63 (12'6" x 11'10")

First Floor

Landing Study Area

Bedroom 1
5.74 max x 2.93 (18'9" max x 9'7")

Bedroom 2
4.34 x 3.91 max (14'2" x 12'9" max)

Bathroom
2.95 x 2.5 (9'8" x 8'2")

Garage
1.22m.21.34m max x 0.61m.28.35m (4.70 max x 2.93)

Superbly Presented Throughout

Private Sunny Garden

Viewing Essential

