

## We value **your** property



GROUND FLOOR





20 HAZEL AVENUE, BRAUNTON

# Directions

From Barnstaple proceed on the A361 to Braunton. Continue to the very centre of the village with traffic lights and crossroads, turn right into East Street. Continue to the top of the hill, continue over the next crossroads and continue up the hill. The road then levels, continue for a short distance taking the first turning left into Silvan Drive. Drop down the hill take the first turning on the right into Hazel Avenue and the property will then be found 3/4 of the way down on the right hand side.

Looking to sell? Let us value your property for free! Call 01271 814114 or email braunton@phillipsland.com

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Spacious 4 Bedroom Detached Family Home 20 Hozel Avenue, Braunton, EX33 2EZ £459,950

- Spacious Detached Family Home
- Pleasant Outlook
- Well Fitted Kitchen

- 4 Spacious Bedrooms
- Generous Garden With View
- Family Bathroom

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1ST FLOOR

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- 20' Lounge Diner
- Ample Parking & Double Garage
- EPC: Band TBC





## Overview

Phillips Smith & Dunn are delighted to offer to the market this spacious 4 bedroom detached family home presented in excellent order throughout. The property is offered for sale for the time in some 30 years having provided a fine home for the current occupiers. Believed to have been built circa 1970's to traditional cavity construction with part render and part exposed brick elevations under a concrete tiled roof. The house is considered an easy to run home and considered ideal for a growing family.

The property stands on a good size plot with parking to the front along with a good size garden to the rear which enjoys a splendid view furthermore, there is the benefit of full PVC double glazed windows along with gas fired central heating.

Briefly the internal accommodation comprises entrance hall with staircase rising to the first floor, there is a ground floor bedroom with a cloakroom/shower room accessible from the hall therefore, convenient and practical being on the same level furthermore, there is a double garage with up and over door. A floor mounted gas boiler feeds domestic hot water and central heating to the property. From the entrance hall the staircase rises to the first floor with half landing providing side access to the property. The impressive lounge diner is a well proportioned room and has a Gazco stove effect gas fire that stands on a quarry tiled hearth and provides a lovely focal point to the room. There is a splendid outlook from the front elevation that overlooks Chapel Hill which is often frequented with grazing livestock and cattle. The kitchen is found to be well appointed and has a wide assortment of base and wall units finished with shaker style door fronted units along with ample working surfaces. From the hall there is access to the family bathroom comprising of a 3 piece suite with part tiled walls. There are 3 bedrooms to the first floor, each being split level therefore, having an upper and lower areas providing ample space for bedroom furniture or could be configured to create a walk in wardrobe if desired. All bedrooms are well proportioned, bedroom 1 in particular is a generous room with the lower section currently used as a home office and has direct access that leads into the rear garden.



# **Outside & Situation**

Directly to the front there is a private driveway providing off road parking and leads to the attached garage. There is a level lawn with mature and established hedging providing privacy. Steps lead up to the entrance door under canopy along with access to the side with steps that lead into the half landing. The rear garden is a particular fine feature that has an expanse of patio on the lower section that extends across the back of the house. Steps rise up with several areas having been tiered and levelled providing a place to sit and enjoy the sun throughout various times of the day. Steps continue to rise up to the top tier with a large patio terrace with dwarf wall, this provides the perfect place to enjoy alfresco dining and entertaining and takes full advanatge of the fine views.

The property is situated on the ever popular Acland Park Development which is to the Northern edge and outer periphery of Braunton village. Braunton is a good sized village and caters well for its inhabitants with primary and secondary schooling, restaurants and a good number of local shops and stores, Tesco's, Health Centre etc. A short walk away is the church and the well respected Black Horse Public House. There is access to the sandy beaches at Croyde and Saunton approximately 5 miles to the West whilst Barnstaple, the regional centre of North Devon is approximately 5 miles to the South East. Here a wider range of amenities can be found as well as access to the North Devon Link Road which provides a convenient route to the M5 motorway. Situated to the very edge of Braunton village there is lovely countryside a short distance away and there is access to Chapel Hill at the end of the road.

### Services All mains connected.

Council Tax band

EPC Rating Band: To be confirmed

Tenure

Freehold

# Viewings

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





## Room list:

Entrance Hall 3.56m x 1.96m (11'8 x 6'5)

Cloaks / Shower Room 1.93m x 1.60m max (6'4 x 5'3 max)

**Grround Floor Bedroom 4** 

#### First Floor Hall/Landing

Lounge/Diner 6.27m max x 4.80m (20'7 max x 15'9)

**Kitchen** 3.71m x 2.72m (12'2 x 8'11)

Bedroom 1 3.68m max x 6.63m (12'1 max x 21'9 )

Bedroom 2 5.64m max x 3.18m max (18'6 max x 10'5 max )

Bedroom 3 5.54m x 2.59m max (18'2 x 8'6 max)

Bathroom 2.18m x 1.68m (7'2 x 5'6)

Garage 4.85m x 4.65m (15'11 x 15'3)