

GROUND FLOOR



9 BURROWS PARK, BRAUNTON

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix, ©2025



Spacious & Immaculately Presented Home

9 Burrows Park, Branton, Devon, EX33 1EU

Guide Price

£525,000

- Superbly Presented Stylish Home
- Contemporary Kitchen & Bathroom
- Modern Open Plan Configuration
- Fully Double Glazed & Gas C/H
- Generous Level Garden Plot
- Pleasant Cul De Sac Position
- Garage & Utility Room
- 2 Extremely Spacious Bedrooms
- EPC: Band D

Directions

From Barnstaple proceed on the A361 to Branton and continue to the very centre of the village. Here at the traffic lights and crossroads turn left signposted to Croyde. Continue pass our office on the right and continue on pass The White Lion Pub and at the crossing turn left into First Field Lane and immediately right into Second Field Lane. Continue along this road take the first turning on the left into Burrows Park, continue down and the property will then be found on the left hand side.

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

Call 01271 814114

or email branton@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Overview

Phillips Smith & Dunn are delighted to offer to the market this immaculately presented and most impressive 2 bedroom detached bungalow. 'The Croft' is located within a quiet tucked away cul-de-sac position and stands on a good size level plot. The property has been subject to a major transformation in terms of updating and modernisation undertaken by the current owners circa 2018. The various works include a super stylish kitchen extension thus creating a modern open plan living configuration. The impressive 38' open plan lounge, kitchen diner is the heart of the home and has been thoughtfully designed that offers a blend of style, comfort, and practicality. Further improvements include adaptations to create 2 substantial and generous double bedrooms, the installation of a 4 piece contemporary bathroom, replacement windows, doors and gas central heating boiler, the addition of a utility room and landscaped gardens to the front and rear including alterations to the private driveway to name just a few.

The accommodation comprises an entrance porch leading into a welcoming hallway which serves all rooms. A splendid feature of this home is the impressive 39ft open plan dual aspect lounge, kitchen, and dining space, perfect for modern living and entertaining. The kitchen has a wide assortment of base and wall units, beautifully finished with contemporary high grey gloss units complimented with luxurious white Quartz working surfaces with up stands. There are high quality NEFF appliances to include electric hob with extraction unit above, eye level oven and microwave to side. There is a 1.5 bowl sink unit with slimline dishwasher below. A large central island provides ample preparation space and is a sociable and pleasing focal point to the room. This doubles up as a large breakfast bar and is perfect for entertaining. There are two very spacious double bedrooms along with a luxury four-piece contemporary bathroom suite. This stylish bathroom has been finished with Porcelanosa floor and wall tiles. Furthermore, there is a spacious utility room with ample space for white goods along with gas boiler serving central heating systems. From here there is access leading into the large 19' garage, with Belfast sink and WC, side hinged doors open onto the private driveway.

This is a rare opportunity to acquire a stylish and modern bungalow in a highly desirable and peaceful location within Branton, with easy access to local amenities, the beautiful North Devon coastline, and beyond.

Services

All mains connected

Council Tax

Band C

EPC Rating

Band D

Tenure

Freehold

Viewings

Contact the Branton office on (01271) 814114 to view this immaculately presented property.



Room list:

Entrance Porch

Entrance Hall

4.88m x 1.17m (16'0 x 3'10)

Open Plan Lounge Kitchen Diner

11.86m x 3.66m max (38'11 x 12'0 max)

Bedroom 1

4.50m x 3.61m (14'9 x 11'10)

Bedroom 2

4.22m x 3.61m (13'10 x 11'10)

Bathroom

2.21m x 1.88m (7'3 x 6'2)

Utility Room

2.41m x 2.26m (7'11 x 7'5)

Garage

6.02m x 2.34m (19'9 x 7'8)

Super Sty;ish Home

Contemporary Kitchen & Bathroom

Cul De Sac Position

Viewing Essential

Garden & Situation

The property is set within a good-sized, level plot with and has the benefit of a private driveway providing off road parking leading to the attached garage. This has been laid with attractive stone chippings and partially laid to lawn. There is side access on both sides with paved path that wraps around the property. The rear garden is laid to lawn to the majority and enjoys a sunny facing aspect. This delightful garden is perfect for those looking for a child and pet friendly garden that is fully enclosed and enjoys a high degree of seclusion and privacy. There are two patio areas that enjoy the sunshine throughout different times of the day and is perfect for outdoor dining, relaxation, and entertaining

Burrows Park is a very sought after cul de sac situated just off the Saunton Road and within easy walking distance of the village centre. The property is surrounded by similar style bungalows of which many have been extended. The village centre offers an excellent range of amenities village centre. This is only a few minutes walk away and there is also a bus stop close by. Branton is considered one of the largest villages in the country which caters well for its inhabitants with an excellent range of amenities including churches, medical centre, library, Cawthorne's Store, Tesco Superstore, and a good number of restaurants and coffee houses and shops and stores.

Approximately 4 miles to the west are the sandy beaches of Croyde and Saunton where there is also the renowned golf club with its two championship courses, Barnstaple, the regional centre of North Devon, is approximately 5 miles to the east. Here a wide range of shopping facilities can be found including covered shopping to the town centre at Green Lanes and out of town shopping at Roundswell. The new North Devon Leisure Centre is currently under construction whilst also there is also the Tarka Tennis Centre, Scott's Cinema and the Queens Theatre. A regular bus service connects to the beaches, Barnstaple and beyond.

We recommend a viewing at the earliest opportunity to avoid disappointment as properties of this quality and nature are always in good demand and are few and far between.