



NAU MAI, COLLEY PARK ROAD, BRAUNTON

Whilst 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 ©2023



Superbly Presented & Flexible 4 Bed Family Home

Guide Price

Nau Mai Colley Park Road, Braunton, Devon, EX33 2AR

£565,000

- Superbly Presented Home
- Bathroom & Shower Room
- Home Office & Games Rm
- Flexible Accommodation
- Impressive Master Bedroom
- Income Potential
- 4 Generous Bedrooms
- Sunny Facing Garden
- Must Be Viewed

Directions

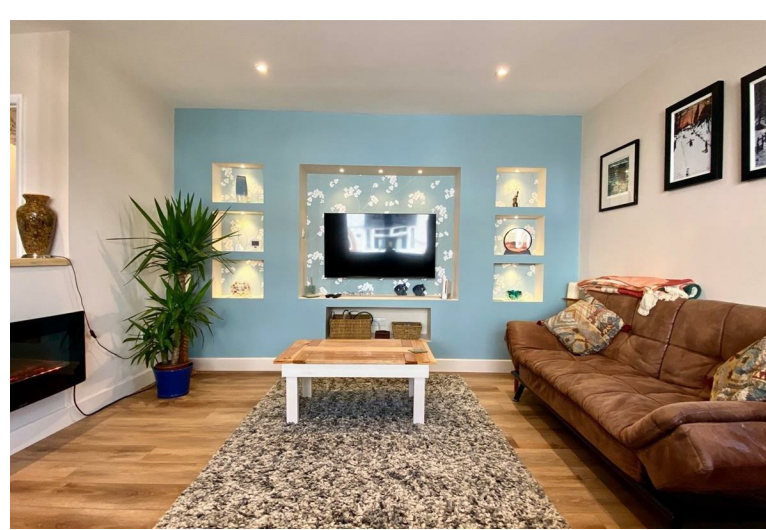
From Barnstaple proceed on the A361 to Braunton. Proceed through Wrafton and into Braunton. At Velator roundabout take the 2nd exit and continue on from the pedestrian lights. Look out for the telegraph pole on the left hand side with 3 horizontal rings and this denotes the entrance to Colley Park Road - just before the Esso garage. Proceed down the road where the property will be found after a short distance 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

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.



Room list:

Entrance Porch

1.24m x 0.86m (4'1 x 2'10)

Sitting Room

5.11m x 4.62m into bay (16'9 x 15'2 into bay)

Inner Hall

Kitchen

3.10m x 3.00m (10'2 x 9'10)

Dining Room

3.05m x 3.35m x 3.00m (10' 11 x 9'10)

Shower Room / Utility

Conservatory

3.58m x 3.05m (11'9 x 10'0)

Bedroom 4

3.00m x 3.53m (9'10 x 11'7)

Home Office Games Rm

5.49m x 2.59m (18'0 x 8'6)

First Floor

Master Bedroom

5.66m max x 5.54m max (18'7 max x 18'2 max)

En Suite Shower Rm

3.76m x 0.99m (12'4 x 3'3)

Bedroom 2

3.78m x 2.82m (12'5 x 9'3)

Bedroom 3

3.66m x 2.95m (12'0 x 9'8)

Family Bathroom

2.64m x 1.63m (8'8 x 5'4)

Splendid Family Home

Flexible Accomodation

Income Potential

Garden & Situation

At the front of the property there is parking for 3 vehicles with side access via a secure timber side gate leading to the rear garden. The rear sunny South facing garden enjoys a high degree of sunshine throughout the day. There is a large expanse of patio considered ideal for alfresco dining and entertaining. There are many mature plants and shrubs and established trees with level lawn. Located to one corner is a pond with waterfall feature. There is ample storage to include a garden shed, kayak & surfboard store, and separate workshop with power and light connected.

The property is situated in the ever popular private cul-de-sac of Colley Park Road. This comprises of individual bungalows and houses and from here there is convenient pedestrian access to the village centre via South street. All the village amenities are close to hand with good primary and secondary schooling, medical centre, churches, public houses and a good number of local shops and stores. There is no through traffic so this is a very quiet location.

Braunton is considered one of the largest villages in England and caters well for its inhabitants as ideally situated for easy access to the sandy beaches of 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 and both these locations are connected by regular bus service.



Overview

'Nau Mai' (welcome) is a superbly presented 4 bedroom detached family home presented in exceptional condition both inside and out. This most impressive and individual home offers deceptively spacious living accommodation and is considered ideal for the growing family. Due to the well planned and clever design the property will also be of particular interest to those purchasers seeking a dependant relative cohabitation, work from home ability, or those looking to generate an income stream by utilising the flexible 'home office games room'. Benefiting from full PVC double glazed windows, gas centrally heated and is found to be tastefully decorated throughout.

The property has undergone tremendous improvements and adaptations over recent years mostly undertaken in 2019 which was overseen by the current occupiers, the first floor has been reconfigured with the installation of a flat roof dormer window projecting to the rear elevation. This fine adaption has created 3 well proportioned bedrooms with impressive master bedroom with en suite shower room along with a most impressive 4 piece family bathroom. There is a fabulous home office games room, replacement windows and doors, newly fitted boiler, new floor coverings, and rewiring to name just a few. There are simply too many to mention with numerous added extras.

The property is part rendered with attractive Cape Cod style cladding which provides a most appealing and contemporary look. We recommend a full inspection to appreciate the well planned accommodation which comprises, entrance porch leading into the bright and spacious sitting room, there is a feature wall with recess shelving providing a pleasing focal point. The inner hall interconnects to a secondary hall with a further means of access located to the side of the property with staircase rising to the first floor. The kitchen is well arranged and has a comprehensive range of base and wall units finished with solid door fronted units. From here there is direct access into a delightful sun room which overlooks the rear garden. Furthermore to the ground floor is a most useful ground floor shower /utility room, dining room with access to the garden and bedroom 4. This flexible room lends itself to a variety of purposes and would suit those with a dependent relative having easy access to the ground floor shower room from the hall. To the first floor is a spacious landing with ample eaves storage, along with skylights that extend into the master room and allows plenty of natural light to flood into the home. There are 3 generous double rooms with impressive master bed room having ample storage to eaves and stylish 3 piece modern shower room. The 4 piece family bathroom is also beautifully appointed with a modern contemporary white suite, having a separate shower enclosure along with double ended bath tub with centre fill taps. A superb 18' home office/games room can be accessed from the front or rear of the property, this lovely room is most adaptable and is considered ideal for those that require the ability to work from home, furthermore this can also be utilised as a children's play/media room, games, craft or hobbies room. Situated at one end are fitted base and wall units with inset sink unit, and a staircase rises to a great storage area above being fully boarded. We thoroughly recommend a viewing at the earliest opportunity to appreciate this gem of a property. Be Quick!

Services

All mains connected

Council Tax band

Band C.

EPC Rating

Band D.

Tenure

Freehold

