



3 SILVAN DRIVE, 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 misstatement. 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 operation or efficiency can be given. Made with Metropix ©2023



Superbly Presented 4 Bedroom Family Home

3 Silvan Drive, Branton, EX33 2EQ

Guide Price

£520,000

- Superbly Presented Family Home
- Pleasant Position Within Village
- 3/4 Bedrooms
- Superbly Appointed Kitchen
- Modern Bathroom & Shower Rm
- Utility Room
- Studio Office / Gym
- Off Road Parking
- EPC: Band D

Directions

From Barnstaple proceed to Branton on the A361. At Branton centre, turn right at the traffic lights, into East Street. Go to the top and proceed over the cross roads into North Down Road. Carry on and follow the road up and around and as the road levels, take the next left turn into Silvan Drive where the property is be found second on the left.

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.



Room list:

Entrance Hall
4.19m x 1.93m (13'9 x 6'4)

Sitting Room
4.22m x 3.20m (13'10 x 10'6)

Kitchen Breakfast Room
5.23m x 3.23m (17'2 x 10'7)

Utility Room
2.36m x 2.16m (7'9 x 7'1)

Shower Room
2.13m x 1.73m (7'0 x 5'8)

Bedroom 4 / Gaming Room

First Floor

Landing

Bedroom 1
4.22m x 3.02m (13'10 x 9'11)

Bedroom 2
3.02m x 2.72m (9'11 x 8'11)

Bedroom 3
2.11m x 2.92m (6'11 x 9'7)

Bathroom
2.39m x 1.60m (7'10 x 5'3)

Office / Gym
4.22m x 3.78m (13'10 x 12'5)

Store
2.49m x 1.57m (8'2 x 5'2)

Overview

Phillips Smith & Dunn are delighted to offer to the market this superbly presented 4 bedroom link detached family home situated within a pleasant position located to the outer periphery of the village. The property has been the subject of tremendous improvements and modernisation over recent years and now provides extremely well planned and comfortable living accommodation. The property benefits from modern attractive anthracite grey PVC double glazed windows, gas centrally heated and has attractive clad elevations to the front and rear that creates a sleek and stylish contemporary feel, furthermore the property is found to be tastefully decorated and has Suffolk oak internal doors throughout maintaining uniformity. The agents consider the property will be of particular interest to those buyers looking for a quality spacious family home or those purchasers seeking an investment opportunity that would generate a sound and steady income stream.

Briefly the internal accommodation comprises composite entrance door with side light leads into the entrance hall with staircase rising to the first floor. Thee living room is situated at the front of the property and enjoys a pleasant outlook overlooking the front elevation and towards Chapel Mount. The kitchen diner provides that real wow factor having been fitted with a stylish contemporary modern kitchen finished with white high gloss door fronted units. There are integral appliances to include fridge freezer & dishwasher along with inset hob and eye level double oven. A central island with inset sink unit stands within the middle of the room providing extra preparation space and doubles as a breakfast bar along with dining table with matching worktop. Bi folding doors fully retract that lead directly out onto the spacious decked patio and to the garden. There is a good size utility room with space and plumbing for domestic appliances with working surfaces and inset sink unit. The ground floor shower room is well appointed and comprises of a large walk in enclosure, vanity basin & WC. Furthermore to the ground floor is a bedroom currently used as a gaming room. Stairs rise to the first floor and landing serving all rooms with airing cupboard, there are 3 good size bedrooms, bedroom 1 the principle room is a good size double and enjoys a pleasant outlook. The family bathroom comprises of a modern 3 piece bathroom suite to include bath with shower over, WC and full pedestal wash basin.

This is a very well presented family home which must be viewed to be fully appreciated. Property in this location are always in good demand, therefore, please view at the earliest opportunity to avoid disappointment.

Garden & Situation

Directly to the front there is a private level driveway laid with stone chippings providing off road parking for numerous vehicles, with step down leading to the entrance door. To the rear is a splendid sunny aspect garden that enjoys a high degree of sunshine and privacy. Being fully enclosed therefore child and pet friendly. The garden has been designed with easy maintenance in mind laid with artificial turf therefore, requires the minimum of upkeep and fuss. A large decked patio finished with composite decking extends the full width of the property, providing the perfect space to dine alfresco and is great for entertaining having a retractable covered awning, and space to site a hot tub if desired. A particular fine feature is the large studio cabin stylishly finished with matching cladding, and glazing. This is currently used as a gym/fitness room yet lends itself to a multitude of uses to include a home office, games/hobbies/craft room or is considered ideal as a fine children's play room. Having a useful store to the side for all the essentials, including garden furniture, bikes, surfboards, buckets & spades.

The property is situated to the very edge of Braunton village on the popular Acland Park development comprising similar style properties. The village centre is convenient along with the Black Horse public house only a short distance away and from here, there is a level walk through the church yard, and into the village centre. Here a wide range of amenities can be found to cater for everyday needs including primary & secondary schooling, Tesco supermarket, further pubs and restaurants, local shops and businesses and much more. Barnstaple, the regional centre of North Devon, is approximately 5 miles to the East whilst, to the west, are the sandy beaches at Croyde and Saunton where there is also the renowned and well respected golf club with its two 18 hole courses.

Services

All mains connected

Council Tax

D

EPC Rating

D

Tenure

Freehold

Viewings

Please contact the Braunton office on 01271 814114 to arrange an appointment to view.

