



turners



Churchford Road

Knowle, Braunton, EX33 2LT

Price Guide £415,000



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Property Description

Occupying a sought-after position in the highly desirable village of Knowle, on the edge of Braunton. This deceptively spacious detached bungalow offers flexible three to four bedroom accommodation, beautifully light-filled living spaces and delightful gardens, all available with the added benefit of no onward chain.

The property is approached via a gently sloping ramped pathway leading to a welcoming entrance porch and spacious hallway, creating an inviting first impression. Flowing through to the kitchen which is fitted with an excellent range of wall and base units complemented by a breakfast bar with open archway through to the long galley utility which could extend to a multitude of uses. The bright and airy lounge enjoys a lovely outlook over the sunny rear garden with double doors providing seamless access outside. A versatile dual aspect dining room offers flexibility to suit a variety of lifestyles and could equally serve as a fourth bedroom if required, while a further single bedroom is perfectly suited as a home office or study.

The main bedroom is a particularly attractive feature, enjoying an abundance of natural light and with a further versatile room over the garage which would set up as an ideal dressing room or additional bedroom space, complete with en-suite shower. A modern shower room fitted with a white suite and walk-in shower rounds off the internal accommodation.

Outside, the property is surrounded by lawned gardens to both the front and rear, bordered by mature trees and established shrubs which provide a pleasant degree of privacy. A driveway provides off-road parking for two vehicles and leads to a single garage, while beneath the property is a handy basement offering additional storage space.

Further benefits include owned solar panels, enhancing the home's energy efficiency and the convenience of a no onward chain sale. This is a wonderful opportunity to acquire a versatile and well-presented home in one of North Devon's most desirable village locations.

Location

Braunton is well known for its passionate community spirit and is rumored to be the largest village in England with the famous stretch of Sands, Braunton Burrows. The hustling village offers an abundance of activities and eateries, all locally run.

North Devon has a wealth of simply stunning golden sand beaches and has long been a mecca for British surfers. The area has recently been declared a 'world surfing reserve', one of just 12 places on the planet along with the Australia's Golden Coast and Malibu in California. For a change of scenery Exmoor National Park offers breathtaking rolling countryside, perfect for avid walkers.

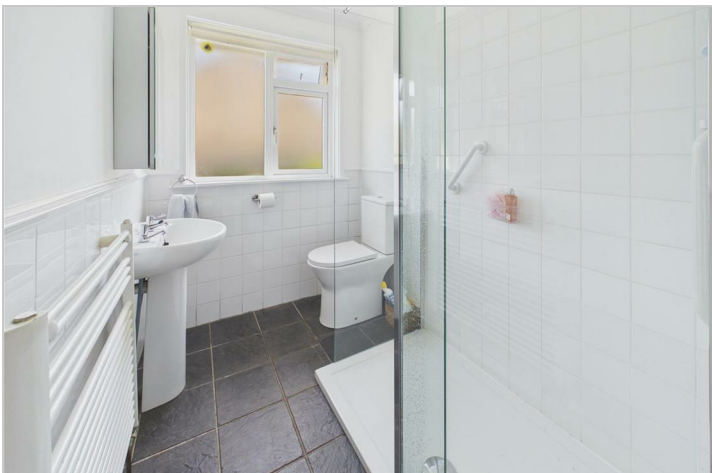
Direction

From our office, head east on Caen St/B3231 towards the traffic lights. At the lights, turn left onto Chaloners Road/A361 and continue to follow this road, entering Knowle and passing the garage on your right hand side take the 2nd right hand turning onto Manor Mill Road, continue for a short distance and take the 2nd right hand turning into Churchford Road. Continue for approximately 50 meters where the property will be located on your left hand side.

What3words: lots.fallback.stooping

Agent Notes

Solar Panels x16 - Owned and on a feed in tariff



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre - Branton Office on 01271 815651 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

