



Chaloners Road

Braunton, EX33 2ES

Price Guide £275,000



4 Butts Cottages Chaloners Road

Braunton, EX33 2ES

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- Three bedroom semi-detached home
- Log burner
- Off-road parking
- Close proximity to amenities, Schools and local transport routes
- Stylish open plan living
- Short walk to Braunton village centre
- Chain-free sale
- All mains services

Property Description

Situated in a convenient and highly sought-after location, this well-presented and deceptively spacious three-bedroom family home offers versatile accommodation ideally suited to first-time buyers, growing families, or investors alike. The property enjoys easy access to Braunton village centre and is within a short walking distance of local schools, amenities, transport links, and popular recreational facilities, making it perfectly positioned for modern family living.

The accommodation is arranged to provide bright and comfortable living spaces throughout. At the heart of the home is a stylish open-plan lounge and dining area, creating an inviting space for both everyday living and entertaining. The room is enhanced by a charming wood-burning stove, adding warmth and character, while the generous proportions allow ample space for both lounge and dining furniture.

The spacious kitchen offers a range of storage and worktop space, making it practical for busy households, and is further complemented by a separate utility room, providing additional storage, laundry facilities, and helping to keep the main living areas clutter-free.

The first floor are three well-proportioned double bedrooms, each offering comfortable accommodation and flexibility for family members, guests, or those working from home. The bedrooms are served by a well-appointed three-piece family bathroom comprising a bath with shower over, wash hand basin, and WC.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for two vehicles and benefits from gated access, offering both privacy and security. This versatile space could also be utilised as a generous front garden should a purchaser prefer additional outdoor space. To the rear, there is a

low-maintenance courtyard garden, ideal for outdoor dining and relaxing, together with two useful storage sheds providing excellent space for tools, bicycles, gardening equipment, and general household storage.

Offering spacious accommodation, practical outdoor space, and an excellent location close to everything Braunton has to offer, this attractive home represents a fantastic opportunity for a wide range of purchasers and early viewing is highly recommended.

Location

Braunton is well known for its passionate community spirit and is rumoured 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 Gold Coast and Malibu in California. For a change of scenery Exmoor National Park offers breath-taking rolling countryside, perfect for avid walkers.

Agent Notes

- Large loft space with the potential to convert into a room subject to appropriate planning permission

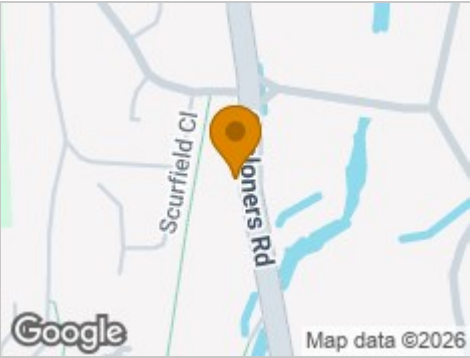
Directions

From our office, head towards Caen Fields for 0.1 miles passing the two sets of traffic light. At the second set of lights, turn left towards Ilfracombe and follow this road for 0.3 miles and then turn left onto Butts Cottage.

What3words: cabbages.even.label



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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

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Energy Efficiency Graph

