



# HAZEL AVENUE

BRAUNTON, EX33 2EZ



**Robert Williams**

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“Panoramic views and spacious living, with a large garden—a perfect family home in Braunton.”





# HAZEL AVENUE

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**Situated in the sought-after residential area of Acland Park, this detached split-level family home offers generous accommodation, appealing views and a mature garden.**

A private driveway with parking for two vehicles leads to the entrance hall and the main living areas. The lounge is a bright, comfortable room featuring patio doors that open onto a raised decked balcony, providing fabulous views over the garden and surrounding landscape. The fitted kitchen offers ample workspace and storage, and opens directly into the dining room, creating a practical and sociable space. A cloakroom and a versatile fourth bedroom—ideal as a study, hobby room or guest space—complete this level.

The lower ground floor contains three further bedrooms. The main bedroom enjoys fitted wardrobes, exterior access and its own en-suite shower room, while the remaining bedrooms share a family bathroom.

Outside, the large rear garden is a key feature, with established shrubs, plants and fruit trees creating an inviting and private outdoor space. The garage has been partially converted and now offers useful storage..

Close to local amenities, schools and transport links, this well-located home combines space, versatility and convenience.

4  bedrooms   2  bathrooms  
2  receptions   2  car spaces

**Local Authority:** North Devon Council

**Council Tax Band:** D

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D







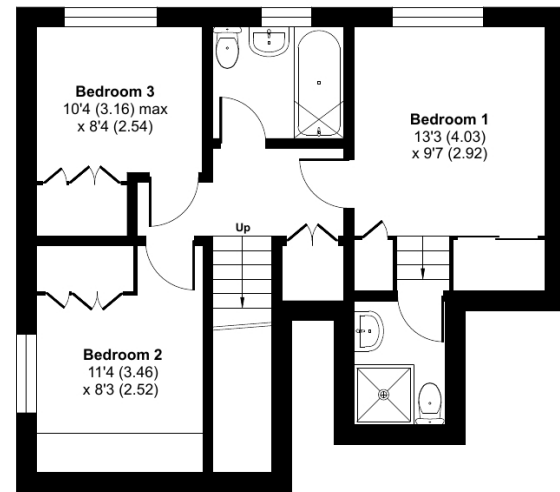
## Hazel Avenue, Braunton, EX33

Approximate Area = 1106 sq ft / 102.7 sq m

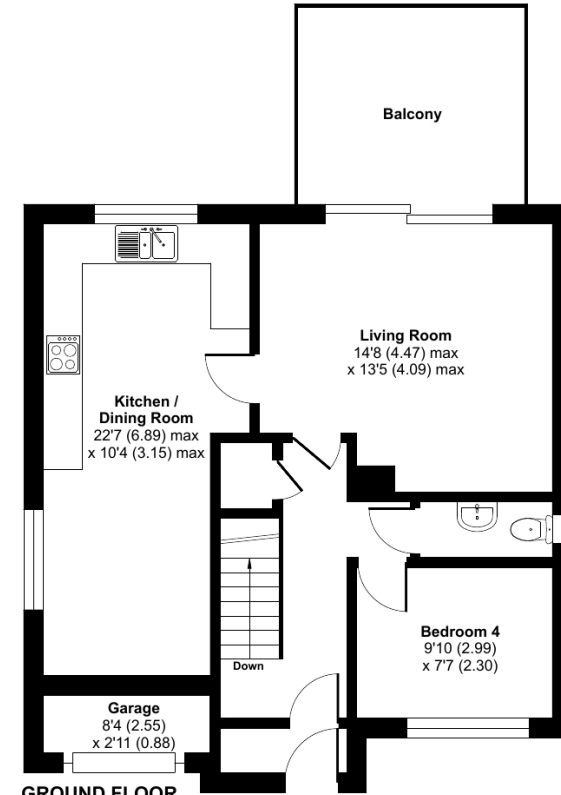
Garage = 22 sq ft / 2 sq m

Total = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robert Williams Ltd. REF: 1386814



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.