



West of 

Old Quarry Drive  
Exminster £400,000

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Beautifully presented and spacious four bedroom detached family home situated on a good size plot with generous sized garden, driveway parking for up to three vehicles and single detached garage. This superb property features; a large lounge, attractive kitchen/dining room with modern fitted kitchen, separate utility, downstairs cloakroom, four double bedrooms - master bedroom with en-suite and modern bathroom. Must be viewed to be appreciated!

Attractive detached family home | Four double bedrooms | Large lounge | Attractive kitchen/dining room | Separate utility and downstairs cloakroom | Master bedroom with en-suite | Modern bathroom | Generous sized southerly facing rear garden | Driveway parking for up to three vehicles | Single detached garage

## PROPERTY DETAILS:

### APPROACH:

Paved path to front entrance. Part glazed composite front door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Attractive spacious hallway with quality Amtico wood effect flooring. Central heating radiator. Stairs to first floor. Upvc double glazed window to side aspect. Door to understair storage cupboard. Doors to lounge, kitchen/dining room and cloakroom.

### CLOAKROOM

Modern white suite comprising; low level w.c. and hand wash basin with tiled splashback. Central heating radiator. Matching quality Amtico flooring. Extractor fan.

### LOUNGE

16' 9" x 12' 10" (5.11m x 3.91m) (plus bay window) Light and spacious lounge with large Upvc double glazed feature bay window to front aspect. Two central heating radiators. TV and telephone points.

### KITCHEN/DINING ROOM

16' 9" x 12' 10" (5.11m x 3.91m) (plus bay window) Attractive room with Upvc double glazed window to rear aspect and feature Upvc double glazed bay window to side aspect. Modern fitted kitchen with excellent range of base, wall and drawer units in high gloss white finish. Worktop with matching splashback and inset stainless sink with mixer tap. Integral eye level stainless steel electric double oven and hob with glass splashback panel. Integral fridge/freezer. Space and plumbing for dishwasher. Concealed worktop lighting. Matching quality Amtico wood effect flooring. Upvc double glazed French doors to garden. Two central heating radiators. Recessed spotlighting. Door to utility room.



### UTILITY ROOM

6' 3" x 5' 7" (1.91m x 1.7m) Matching worktop with splashback and base unit under. Space and plumbing for washing machine and dryer. Wall mounted gas central heating boiler. Part glazed composite door to side access.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard complete with shelving. Door to storage cupboard complete with hanging rail and shelving. Doors to bedrooms and bathroom.

#### BEDROOM 1

14' 1" x 10' 10" (4.29m x 3.3m) Spacious master bedroom with Upvc double glazed window to front aspect. Central heating radiator. TV point. Door to en-suite.

#### EN-SUITE

Modern white suite comprising; low level w.c., hand wash basin and large tiled walk-in shower enclosure with electric shower and glass screen. Large fitted mirror. Ladder style central heating radiator. Recess spotlighting. Extractor fan. Shaver point.

#### BEDROOM 2

10' 4" x 9' 10" (3.17m x 3.0m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect. Central heating radiator.

#### BEDROOM 3

10' 6" x 9' 6" (3.2m x 2.9m) (max) Double bedroom with Upvc double glazed window to rear aspect with outlook over the garden and village beyond. Central heating radiator.

#### BEDROOM 4

8' 6" x 8' 6" (2.59m x 2.59m) (max) Further double bedroom with Upvc window to front aspect. Central heating radiator. Door to built-in cupboard complete with hanging rail and shelving.

#### BATHROOM

Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround and mixertap with shower head attachment. Large fitted mirror. Shaver point. Ladder style central heating radiator. Extractor fan. Recessed spotlighting.

### OUTSIDE

#### FRONT

Small open front garden area laid to gravel. Block paved driveway to side offering parking for up to three vehicles leading to a generous sized detached single garage.

#### GARAGE

19' 7" x 10' 5" (5.97m x 3.19m) Up and over door to generous sized single garage with light and power. Eaves storage.

#### REAR GARDEN

Attractive southerly facing split level rear garden offering a good degree of privacy. The top garden area is laid mainly to lawn and stretches around to an enclosed side garden. Fitted garden shed. Gate to side access. A paved pathway and steps lead down to a lower paved garden area and fitted timber summer house with light and power.



GROUND FLOOR

1ST FLOOR



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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