



This beautifully presented, stylishly modernised and extended house is quietly tucked away benefiting from fabulous entertaining space with bifold doors opening from the 'garden room' into the landscaped gardens. Substantial reception room leads into the modern fitted kitchen/dining area which intern leads into the garden room. Currently laid out as two bedrooms, master ensuite, but could be easily be reinstated as three bedrooms. Garage and allocating parking space.

Fulford Way
Woodbury £350,000

East of **EXE**

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Extended and Modernised Terrace House | Two Bedrooms | Substantial Reception Room | Modern Kitchen/Dining Room | Garden Room | Master Ensuite | Family Bathroom | Landscaped Garden | Garage and Parking

Approach

Part glazed Upvc front door to entrance lobby.

Entrance Lobby

Coat hanging space. Coir matting flooring. Glazed door to living room.

Living Room 15' 7" x 14' 6" (4.75m x 4.42m) (max)

Attractive room with Upvc double glazed window to rear aspect overlooking the garden room. Coved ceiling. Two radiators. Feature fireplace with marble effect mantle and hearth with fitted living flame effect gas fire. TV and telephone points. Stairs to first floor. Opening through to kitchen/dining room.

Kitchen/Breakfast Room 15' 7" x 8' 8" (4.75m x 2.64m)

Spacious kitchen/dining room with Upvc double glazed window to front aspect. Modern fitted kitchen with excellent range of base, wall, drawer and larder unit in high gloss light grey finish. Worktop with matching upstand and coloured glass splash panels. Inset composite sink with mixer tap. Inset NEFF slide and hide electric oven with Cooke & Lewis induction hob and Cooke & Lewis modern angled cooker hood over. Integral Bosch fridge and freezer. Space and plumbing for washing machine and dishwasher. Concealed worktop and pelmet lighting. Ceramic tiled floor with underfloor heating. Coved ceiling. Recess spotlights. TV point. Opening through to the garden room.

Garden Room 19' 8" x 8' 5" (5.99m x 2.57m)

Beautiful light and spacious room with wonderful five pane bi-folding door to garden and three large Cox Dome remote controlled domed roof lights. Recess spotlights. Matching ceramic tiled floor with underfloor heating. Wall mounted modern remote controlled electric fire.

First Floor Landing

Stairs from living room to first floor landing with attractive oak handrail and glass panel insets. Upvc double glazed window to front aspect. Coved ceiling. Hatch with pull down ladder to part boarded loft space. Doors to bedrooms and bathroom.

Bedroom One 14' 7" x 12' 7" (4.44m x 3.84m) (max)

Bright and spacious room with two Upvc double glazed windows to rear aspect with outlook over the gardens. Coved ceiling. Two radiator. TV and telephone points. Door to deep over stair airing cupboard housing Worcester gas boiler and shelving. Door to en-suite.

Ensuite 6' 4" x 2' 9" (1.93m x 0.84m)

Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; corner low level w.c., hand wash basin and folding glass door to tiled shower enclosure with mixer shower. Chrome ladder style radiator. Fully tiled walls and floor. Extractor fan. Coved ceiling. Large fitted mirror.

Bedroom Two 9' 5" x 8' 5" (2.87m x 2.57m)

Further double room with Upvc double glazed window to rear aspect. Coved ceiling. Radiator.

Bathroom 6' 6" x 5' 7" (1.98m x 1.7m)

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin and P shaped bath with glass screen and electric shower over. Fully tiled walls. Large fitted mirror. Chrome ladder style radiator.

Front Garden

Open front garden area laid to gravel edged with borders stocked with mature plants and shrubs. Step stone path and two steps to front door.

Rear Garden, Garage and Parking

Beautifully landscaped garden enclosed by wonderful zero maintenance coloured metal fencing with lockable gate to rear walkway. The garden comprises of; paved patio areas edged with borders stocked with an abundance of attractive plants and shrubs. Double weatherproof electric points. Outside tap. Water butt. Paved pathway leading to rear access gate.

GARAGE

17' 4" x 8' 0" (5.28m x 2.44m) Single garage located in nearby block with up and over door, and eaves storage.

PARKING

Allocated parking space located opposite garage in residents parking area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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East of **EXE**

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.