



East of 
ESTATE AGENTS

Fulford Way
Woodbury £550,000

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This immaculately presented four bedroom detached house is located in a very popular cul-de-sac, in the sought after village of Woodbury. The property has beautiful open plan ground floor accommodation with the lounge overlooking a picturesque rear garden and an extensive contemporary kitchen with shaker style units and solid wood worktop. The property has four bedrooms with one en-suite, family bathroom and utility and downstairs cloak room, and an integral garage with parking to the front.

Detached | Four Bedrooms

| Open Plan Ground Floor

| Lounge with Solid Fuel Stove | Dining Room

| Contemporary Kitchen

| Utility Room & Cloak Room | Family Bathroom

| Integral Garage/workshop | Attractive Garden

| Ample Off-Road Parking

Approach

The property is located to the end of a quiet cul-de-sac of Fulford Way. In front of the property is a grass bank with a brick flower bed planted with shrubs and flowers. To the side is ample parking on a brick paved drive in front of the garage. A storm porch sits over the front door.

Entrance Hallway

Off the entrance hall stairs lead up to the first floor, a door opens into the integrated garage and across the hall into the lounge.

Lounge 3.60m by 3.56m

A beautifully presented open plan lounge greets you with a magnificent floor to ceiling picture window out onto the picturesque rear garden. To the side a solid fuel stove is inset into the chimney sat on a slate hearth with a wooden mantel over.

Dining Room 4.80m by 3.50m

Joining the lounge and the kitchen together the dining room is beautifully presented with built-in floor to ceiling book shelving



and double aspect windows out to the garden. Sliding patio doors out to the conservatory let the light flood into the room. Wood effect flooring runs seamlessly through from the lounge into the kitchen creating a feel of one open space.

Kitchen 5.15m by 3.43m

The generous contemporary kitchen has been fitted with a range of shaker style wall and base units with a solid wood worktop. Inset is a white porcelain drainer sink and a gas five burner hob with a white metro tiled splash back.

Utility Room and Cloakroom 1.70m by 2.22m & 1.70m by 0.90m

Just off the kitchen a utility room houses the boiler and has space for white goods, set behind, the cloakroom has been fitted with a W.C and hand basin.

Conservatory 3.50m by 3.17m

A lovely half octagonal conservatory with French doors opens out into the rear garden bringing the garden into the room.

Bedroom One 4.48m by 3.40m

First off the landing is bedroom one. A beautifully presented room with double aspect windows and two large built-in wardrobes.

Family Bathroom 1.77m by 2.37m

The family bathroom has been fitted with a contemporary white close couple toilet and matching wash hand basin, a bath with mixer shower over has been finished with decorative mosaic tiling and wood panelling.

Bedroom Three 2.65m by 2.80m

Another sizable room that easily accommodates a double bed and has views out over the rear garden.

Bedroom Four 1.87m by 2.80m

The smaller of the rooms, currently being used as an office though easily accommodates a single.

Bedroom Two With Ensuite 2.58m by 3.75m

A lovely double room with views to the rear garden, tucked to the rear is an en-suite fitted with a white W.C and hand basin with shower cubicle finished with mosaic and white tiling.

Integrated Garage/workshop 2.85m by 5.08m

Accessed off from the hallway, the garage has up/over door to the front and rear door to the garden and has been fitted with light and power.

Gardens

The property has a lovely garden to the rear. To the side of the garage is access via a wooden gate which passes a chicken coupe and greenhouse before reaching this well planted and maintained garden. The main garden is laid to lawn with mature beds to the side before extending to the further side of the property where a fenced off vegetable garden has been planted. Again there is further access down the side of the property by the side of a wood store.



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

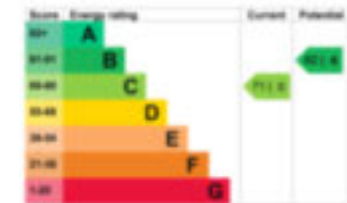


1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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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.