



East of **EXE**
ESTATE AGENTS

Aspen Close
Exeter £475,000

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A rare opportunity to acquire this attractive detached bungalow situated on a substantial level plot and located in a much sought after location in Campion Meadow, Exeter. The property offers 3 good sized bedrooms, shower room, large sitting room, Kitchen/breakfast room, conservatory and double garage. The landscaped gardens are laid mainly to lawn and offer complete privacy and a raised patio designed to enjoy the best of the evening sun.

Detached Bungalow | Three Bedrooms

| Double Garage | Conservatory

| Two Reception Rooms | Kitchen

| Family Shower Room | Parking

| Beautifully Landscaped Rear Gardens

Covered Entrance Porch

Part glazed Upvc front door to entrance hallway, outside light.

Entrance Hallway

Spacious L'shape entrance hallway, coved ceiling, radiator, hatch to loft space, door to airing cupboard housing hot water tank and shelving, doors to adjoining rooms.

Living Room 16' 2" x 11' 2" (4.93m x 3.4m) (plus bay window)

Spacious room with large Upvc double glazed bay window to front aspect, coved ceiling, attractive fireplace with stone effect mantle and shelving areas and brick hearth with fitted gas fire. TV and telephone points, sliding doors to dining room.

Dining Room 10' 10" x 8' 6" (3.3m x 2.59m)

Good size room with coved ceiling, radiator, sliding patio door to conservatory.

Conservatory 8' 2" x 7' 9" (2.49m x 2.36m)

Upvc constructed conservatory on brick plinth with windows to side and rear aspect with outlook over the garden, Upvc double glazed French doors to garden.



Kitchen 14' 0" x 10' 7" (4.27m x 3.23m)

Bright attractive room with two Upvc double glazed windows to rear aspect with outlook over the garden. Fitted kitchen with range of base, wall and larder unit in wood effect finish. Worktop with tiled surround and inset ceramic sink. Integral electric eye-level oven and microwave, and gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Two radiators. Recess spotlights. Concealed worktop lighting. Serving hatch to dining room. Wall mounted Worcester gas boiler. Upvc double glazed door to garden.

Bedroom One 11' 8" x 10' 6" (3.56m x 3.2m)

Spacious master bedroom with Upvc double glazed window to rear aspect with outlook over the garden, radiator, folding doors to wardrobe complete with hanging rail and shelving.

Bedroom Two 11' 1" x 7' 7" (3.38m x 2.31m)

Further spacious double bedroom with two Upvc double glazed windows to front aspect, folding doors to wardrobe complete with hanging rail and shelf.

Bedroom Three 8' 0" x 7' 10" (2.44m x 2.39m)

Upvc double glazed window to front aspect, radiator, folding door to built-in wardrobe complete with hanging rail and shelf.

Shower Room 5' 2" x 4' 11" (1.57m x 1.5m) (plus deep door recess)

Upvc double glazed window to rear aspect with obscure glass. White suite comprising low level WC and wash hand basin set in vanity unit with range of storage cupboards, large walk-in tiled shower enclosure with glass screen and mixer shower, extractor fan, chrome ladder style radiator, fully tiled walls and floor.

Front Garden

Attractive lawn garden area edged with gravelled beds and mature trees and shrubs. Paved pathway to front door and side access. Tarmac driveway offering parking for three vehicles leading to a double garage.

Double Garage 18' 10" x 18' 5" (5.74m x 5.61m)

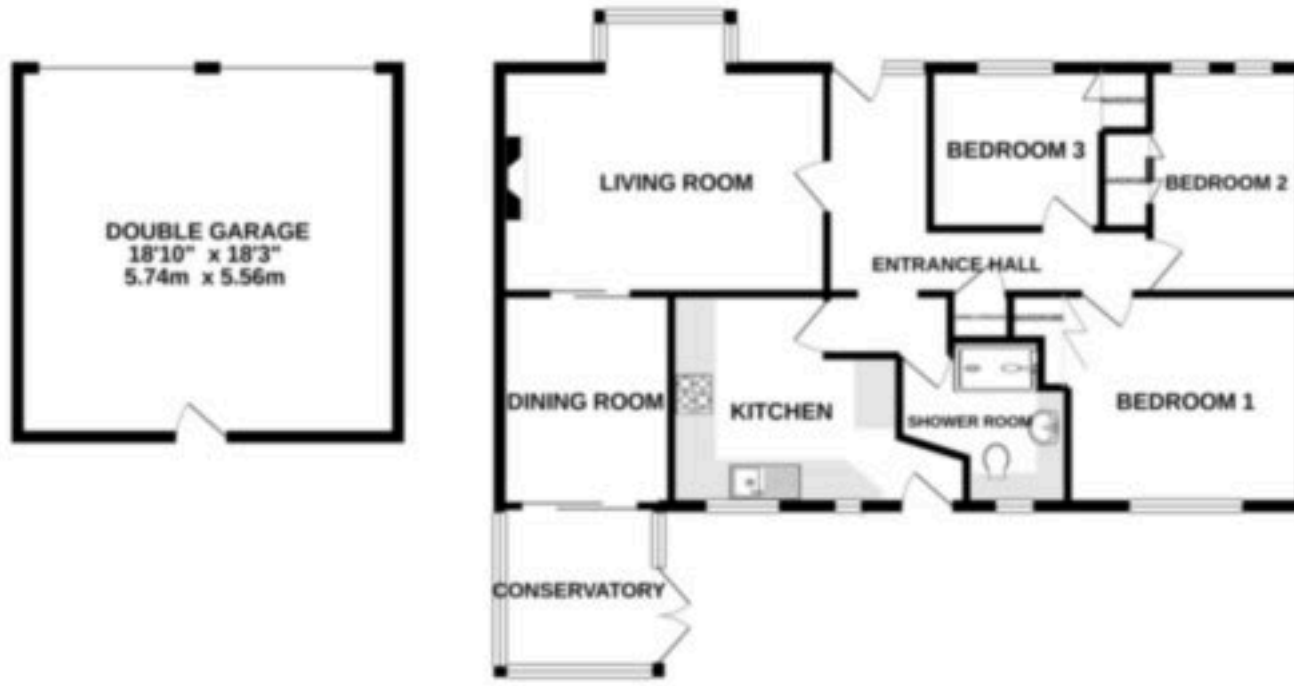
Large double garage with twin remote controlled up and over doors. Light and power. Eaves storage. Part glazed Upvc pedestrian door to garden.

Rear Garden

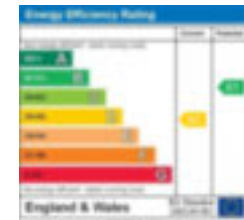
A real feature of the property is the beautifully landscaped and well tended rear garden offering a good deal of privacy. The garden features; a paved patio area adjoining the rear of the property leading to a level lawned area with an attractive pagoda and bbq area, steps lead up to a lovely paved sun terrace edged by a deep border stocked with an abundance of plants and shrubs. Paved pathway leads to a further paved side garden area with fitted green house and garden shed.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other feature 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 a guide only. All appliances, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 12022



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