



A fabulous, detached family home, with a modern kitchen/dining room, generous living room, four bedrooms, two en-suites, a garage, parking and an enclosed rear garden, with a pleasant parkland outlook, in a quiet position

6 Leworthy Drive | Exeter | EX1 3WN





PROPERTY TYPE

Detached House
Freehold



SIZE

1,394 sq ft



LOCATION

City



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 (B)



COUNCIL TAX BAND

E



in a nutshell...

- Generous living room
- Modern fitted kitchen/dining room
- Cloakroom
- Four double bedrooms
- Two en-suite shower rooms
- Spacious & versatile accommodation over three floors
- Large enclosed rear garden
- Garage and off road parking
- Pleasant parkland outlook
- Close to local shops, schools and amenities





the details...

New to the market is this fabulous, modern, detached family home, with four bedrooms, two en-suites, a garage, parking and an enclosed rear garden, with a pleasant parkland outlook, in a quiet position in the city of Exeter.

Inside, it is well-presented with light and neutral decor throughout, feels warm and welcoming with gas central heating and double glazing, and is arranged over three floors offering, spacious and versatile accommodation, ideal for a family.

The accommodation comprises of, on the ground floor, an entrance hallway with a convenient ground floor cloakroom, a staircase to the first floor with a cupboard beneath, a good-sized living room filled with light from a bay window to the front, and a fabulous open-plan kitchen/dining room with a large bay and French doors to the rear garden. The kitchen is modern with plenty of worktop and cupboard space, well-equipped with a built-in double oven, a six-burner gas hob with a filter hood above, and an integrated fridge/freezer, dishwasher and washing machine. There is plenty of space for a dining table and seating perfect for any occasion.

Upstairs, on the first floor, there are three light and airy bedrooms, two doubles, one with an en-suite shower room, and a single, currently used as an office ideal for those working from home. A family bathroom contains a bath, pedestal basin, WC and a heated towel rail.

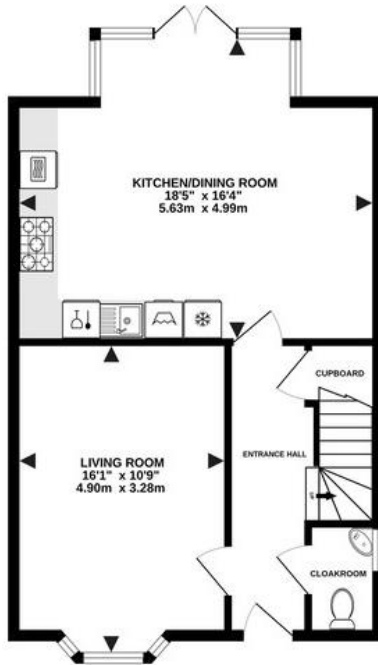
On the top floor, a cupboard off the landing houses an unvented hot water cylinder, and a door leads into the spacious master bedroom which is filled with light from a dormer window to the front, from where there are fabulous views over the neighbouring park, and a skylight in its vaulted ceiling, and it has fitted wardrobes and a modern en-suite shower room.

Outside, the rear garden is a good size and is fully enclosed making it safe for both children and pets. There is a paved patio, great for entertaining, be it a barbecue or alfresco dining, and the remainder is lawn with a pear tree in one corner. A door leads into the rear of the attached single garage, which has lights, power and an up and over door to the front where a driveway provides additional parking for one car, with more available on-road nearby if required.

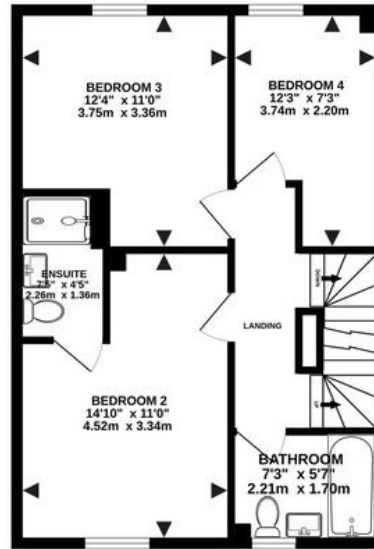


the floorplan...

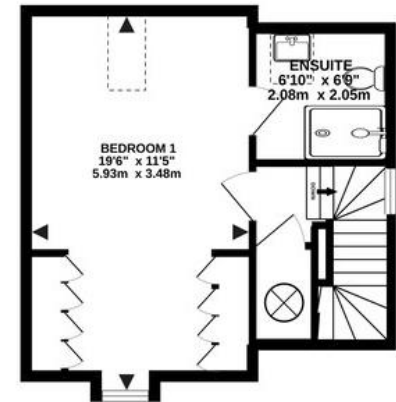
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

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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the location...

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

Shopping

Late night pint of milk: Co-op (West Clyst) 0.4 mile

City centre: Exeter 4 miles

Supermarket: Aldi 1.6 miles

Relaxing

Beach: Exmouth 10.7 miles

Park: Library Fields 1.4 miles

Exeter Golf and Country Club: 5 miles

Travel

Bus stop: Park Ln 0.7 mile

Train station: Polsloe Bridge 2.6 miles

Main travel link: M5 2.4 miles

Airport: Exeter 3.9 miles

Schools

Stoke Hill Junior School: 3.1 miles

Pinhoe Primary School: 1.1 miles

Exeter School: 3.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX1 3WN**

how to get there...

From our Cranbrook office head towards London Rd roundabout past the Taylor Wimpey office. At the roundabout take the second exit on London Rd (B3174) and turn right onto Station Rd and follow the road round to the left. Head left onto the B3181 and head over the M5 bridge. Turn right onto Hawkins Rd and follow the road round. Turn left onto Sandoe Way and follow the road round to the right. Leworthy Drive can then be found on the left, where the property can be found.





Need a more complete picture? Get in touch with your local branch...

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