



East of **EXE**
ESTATE AGENTS

4 Edmunds Way
£395,000 Exeter

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This immaculately presented contemporary three bed semi-detached property is one of the Heritage Homes 'Appleby' range and is located on the popular Newcourt Development close to the Exeter Golf and Country Club, and just a short walking distance from Newcourt railway station. The property has beautiful open plan ground floor accommodation with the lounge overlooking a South-East facing rear garden and a contemporary kitchen with grey slab units, twin ovens and induction hob, in addition to a cloak room and utility area on the ground floor. Whilst to the first floor are three generous bedrooms and family bathroom and to the rear is a lovely south-east facing garden with ample storage, ample parking to the front and solar panels fitted on the roof

Semi Detached | Open Plan Ground Floor

| Contemporary Kitchen

| Spacious Lounge Diner

| Three Bedrooms, Family Bathroom

| Under Floor Heating | Utility & Cloakroom

| South-East Facing Garden

| Ample Off-Road Parking | Solar P.V System

APPROACH

Edmunds Way is located to the end of Regency Way approached via Old Rydon Lane and is sandwiched in the midst of the Exeter Golf and Country Club. To the front is block paved and provides ample off-road parking. A planted garden bed runs down the side of the property to a wooden gate giving access to the rear garden and to a storm porch over the front door.

ENTRANCE HALL

The property opens to a wide entrance hallway with access off to the reception rooms and kitchen with stairs to the first floor with storage cupboard below. Immediately to the left is a utility cupboard that houses the boiler and space for white goods along with coat and shoe storage. Next a long is the down stairs cloak room which has been fitted with a



matching W.C and basin and finished with grey wall tiling.

OPEN PLANNED LOUNGE / DINER 6.67m by 5.43

Opening straight off the hallway is this lovely open planned lounge/diner with French doors that open out onto the patio and rear garden, and sleek white floor tiles run seamlessly through the ground floor, all fitted with under-floor heating and a bluetooth ceiling mounted speaker system.

KITCHEN 3.25m by 3.09m

The contemporary grey kitchen has a pair of larder units to the side of a central double oven with a full range of wall and base units with inset induction hob, integrated fridge freezer and integrated dishwasher.

BEDROOM THREE 2.32m by 2.21m

First to the top of the stairs is bedroom three. Currently being utilised as the office this room does command views out across the rear garden and across to the golf course.

BEDROOM TWO 3.41m by 3.05m

Bedroom two is a spacious room easily accommodating a double bed and again enjoying the south-easterly aspect.

FAMILY BATHROOM 3.05m by 2.45m

This is a beautiful room with both a bath and a large, walk-in corner shower cubicle, with an inset sink on a white vanity drawer unit and contemporary W.C. The walls have been tiled with a range of grey tiles that complement the grey floor tiling.

BEDROOM 1 4.14m by 2.88m

Bedroom one is a delightful spacious room with a feature portrait window out to the front and a large walk-in wardrobe.

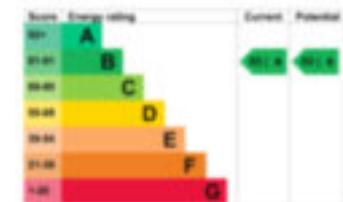
REAR GARDEN

Out to the rear the south-east facing garden command the sun for most of the day. Tucked up to the corner is a raised decked seating area that overlooks the lawn. Around the edges are planted flower beds and to the far corner is a substantial garden shed fitted with both light and power. A path leads down the side of the property where along the edge are located the bin stores with additional storage.





TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with floorplan 12022



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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 illustrative 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.