



**Crockwells Road**  
Exminster Offers in excess of £450,000

West of 

# Crockwells Road

## Exminster O.I.E.O. £450,000

Beautifully presented three/four bedroom extended semi detached village home with large garden and open views, situated in the heart of this popular village. The current owners have updated and modernised the property and created a superb home featuring; large living room, wonderful kitchen, dining and family room area, separate utility room, fourth bedroom/office/playroom and ground floor shower room. On the first floor are three good size bedrooms and family bathroom - with further opportunity to extend over the garage (subject to consents). A real feature of the property is the beautifully maintained large rear garden featuring a large level lawn, decked sun terrace and large patio. A truly outstanding property!

Beautiful village home | Three/four bedrooms | Light and spacious lounge | Wonderful dining/kitchen/family room | Playroom/office/fourth bedroom | Separate utility | Ground floor shower room | Modern family bathroom | Large well tended rear garden | Driveway parking and garage

### PROPERTY DETAILS:

#### APPROACH

Upvc glazed front door to enclosed entrance porch.

#### ENTRANCE PORCH

8' 8" x 3' 4" (2.64m x 1.02m) Upvc constructed porch with double glazed windows to front and side aspect. Coat hanging space. Upvc part glazed front door to entrance hallway.

#### ENTRANCE HALLWAY

Attractive, spacious entrance hallway with quality wood effect laminate flooring. Coved ceiling. Radiator. Stairs to first floor landing. Door to understair cupboard. Door to further coat cupboard. Glass panel door to dining room. Door to living room.

#### LIVING ROOM

15' 4" x 10' 9" (4.67m x 3.28m) (max) Light and spacious room with large Upvc double glazed window to front aspect. Coved ceiling. Radiator. Quality wood effect laminate flooring. TV and telephone points. Glass panel doors to dining room.

#### DINING ROOM

17' 2" x 9' 5" (5.23m x 2.87m) (max) Attractive room opening through to the kitchen/breakfast/family room with matching quality wood effect laminate flooring. Range of fitted storage (matching the kitchen) with space for American style fridge/freezer. Radiator. Range of fitted quality storage cupboards and display cupboards. Recess spotlights. Door to deep storage cupboard complete with shelving. Door to utility room.

#### KITCHEN/BREAKFAST/FAMILY ROOM

17' 0" x 9' 9" (5.18m x 2.97m) Light and spacious with Upvc double glazed window to rear aspect and Upvc french doors to garden. Modern fitted Shaker style kitchen with range of base, wall and drawer units in Oatmeal colour finish with rose gold handles. Solid oak worktop with matching upstand and inset composite sink with mixer tap. Integral eye level electric double oven, and gas hob with glass splash panel and



modern stainless steel cooker hood over. Integral dishwasher. Recess spotlights. Large Velux double glazed ceiling window. Matching quality wood effect laminate flooring. Door to Office/Playroom/Fourth bedroom.

#### OFFICE/PLAYROOM/FOURTH BEDROOM

13' 2" x 7' 1" (4.01m x 2.16m) Useful multi-use room with Upvc double glazed window to rear aspect. Radiator. Matching quality wood effect laminate flooring. TV and telephone points.

#### UTILITY ROOM

7' 8" x 6' 4" (2.34m x 1.93m) Range of fitted units in Charcoal grey finish with wood effect worktop with matching upstand. Space and plumbing under for washing machine and dryer. Matching wood effect laminate flooring. Radiator. Upvc double glazed door to side aspect and Upvc double glazed window with obscure glass. Recess spotlighting. Door to shower room.

#### SHOWER ROOM

7' 8" x 2' 9" (2.34m x 0.84m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass door to tiled shower enclosure with electric shower over. Recess spotlighting. Extractor fan. Ladder style radiator. Tiled floor.

#### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to light and spacious landing with Upvc double glazed window to side aspect. Hatch with pull down ladder to loft space. Doors to bedrooms and bathroom.

#### BEDROOM 1

11' 8" x 10' 9" (3.56m x 3.28m) (max) Light and spacious master bedroom with large Upvc double glazed window to front aspect. Coved ceiling. Radiator. Doors to built-in wardrobes complete with hanging rails and shelving.

#### BEDROOM 2

10' 9" x 9' 7" (3.28m x 2.92m) Further spacious double bedroom with large Upvc double glazed window to rear aspect offering wonderful views over the gardens and countryside beyond. Coved ceiling. Radiator. Door to airing cupboard complete with radiator and shelving.

#### BEDROOM 3

8' 2" x 7' 2" (2.49m x 2.18m) Good sized single bedroom with Upvc double glazed window to front aspect. Coved ceiling. Radiator.

#### BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m) Attractive bathroom with Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit and P-shape bath with tiled surround, glass screen, fixed large showerhead with further handset. Fully tiled walls. Recess spotlighting. Chrome ladder style radiator.

#### OUTSIDE

#### FRONT

Block paved driveway offering parking for two vehicles leading to garage and edged by flower border. Gate to side access.

#### GARAGE

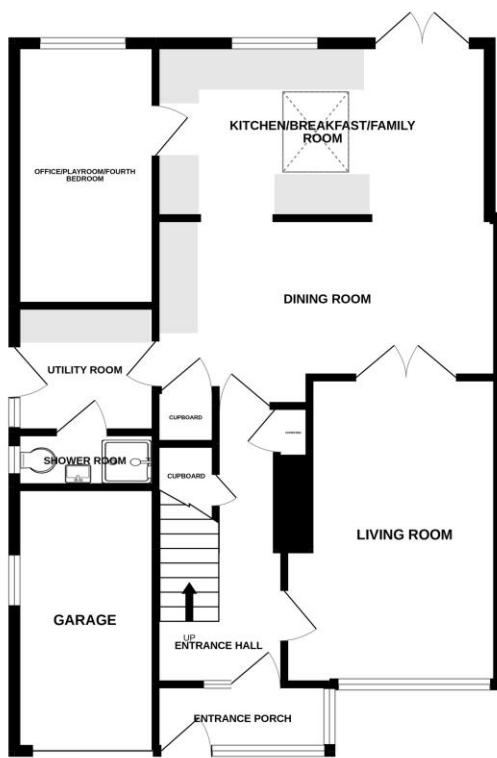
Up and over door to slightly reduced size garage. Light and power. Upvc double glazed window to side aspect.

#### REAR GARDEN

A real feature of the property is the beautifully presented and maintained large rear garden featuring; small decking and steps adjoining the rear of the property leading down to a large paved patio, leading onto a level lawn edged by mature borders. Lovely raised decked sun terrace with wooden sleeper style steps lead down to a further lawned garden edged with a range of mature plants and shrubs.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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