



An exciting opportunity to own this stunning detached family home with four double bedrooms, master en-suite, study, conservatory, double garage, plentiful parking, surrounding gardens and fabulous countryside views, in the hamlet of Broadclyst Station, with excellent road and rail links to the city of Exeter.

Sunnyhayes | Broadclyst Station | Exeter | EX5 3AX





PROPERTY TYPE

Detached House  
Freehold



SIZE

1,770 sq ft



LOCATION

Village



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

1



WARMTH

Oil Fired Central Heating



PARKING

Double Garage & Off Road  
Parking



OUTSIDE SPACE

Garden



EPC RATING

59 (D)



COUNCIL TAX BAND

E



### in a nutshell...

- Four Double Bedroom Detached Family Home
- Double Garage & Ample Off Road Parking
- Stunning Countryside Views!
- Beautiful Semi-rural Location
- Close to Train Links
- Near Exeter Airport, M5 & A30
- Open Plan Kitchen/Dining Room & Separate Utility
- Downstairs Study
- Conservatory
- Master en-suite





## the details...

Check out this stunning detached family home with four double-bedrooms, master en-suite, a conservatory, a double garage, plentiful parking, surrounding gardens and fabulous countryside views, in the hamlet of Broadclyst Station, with excellent road and rail links to the city of Exeter.

Inside, the property is beautifully presented with light and neutral décor throughout, it feels warm and welcoming with oil-fired central heating and double glazing and is arranged over three floors offering spacious and versatile accommodation, ideal for a family.

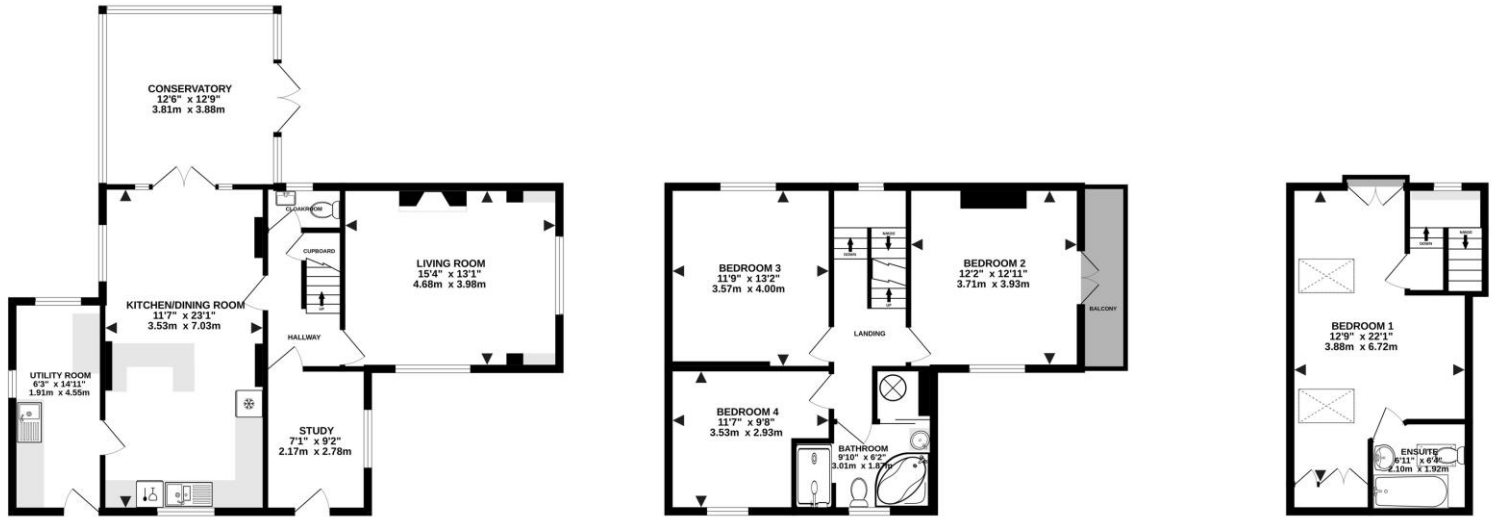
The accommodation comprises of, on the ground floor, a utility room with worktops and storage, a sink and plumbing for a washing machine and tumble drier, a fabulous kitchen/dining room with beautiful oak flooring that continues throughout the ground floor and has a superb, fitted kitchen with loads of cupboard space in cream and elegant solid-quartz worktops, including a breakfast bar, with space for a range cooker and there is an integrated dishwasher and fridge/freezer. The dining area has a feature fireplace and French doors to the spacious conservatory that is centrally heated allowing all year use, with French doors to the garden, and a wonderful living room is flooded with light from dual-aspect windows and has a feature fireplace. An inner hallway has a staircase to the upper floors with a cupboard beneath, a convenient ground-floor cloakroom, and a study, ideal for working from home, with an alternative door to the driveway. Upstairs, on the first floor, there are three light and airy bedrooms, all double sized, one with French doors onto a balcony from where there are fabulous views over the surrounding fields, and a family bathroom with a corner bath, a separate shower, a WC, and a vanity unit, with an airing cupboard hidden behind sliding mirror doors.

The staircase continues up to the top floor where there is the master bedroom, a spacious double with an en-suite shower room, a fitted wardrobe and loads of natural light from skylights in its vaulted ceiling and French doors in the gable end that open inwards to reveal a Juliette balcony with wonderful countryside views.

Outside, the tarmac driveway provides parking for at least six cars, with an additional space just outside the gates. There is a double garage with an up and over door and a large shed/workshop, both with lights and power, surrounding lawns, a well, that makes a wonderful feature, and an extensive terrace of gravel, bordered by a low wall, that creates a fabulous, sunny venue perfect for a barbecue or alfresco dining. A viewing is essential to fully appreciate all that this superb family home has to offer.



## the floorplan...



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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...

Broadclyst is a village and civil parish in the East Devon local government district. It lies approximately 5 miles northeast of the city of Exeter and is close to the new town of Cranbrook with a range of local shops, schools and amenities.

## Shopping

Late night pint of milk: Co-op 2.5 miles  
Town centre: Cranbrook: 2.5 miles  
Supermarket: Aldi 3 miles  
Broadclyst Stores and Post Office: 0.7 mile

## Relaxing

Beach: Exmouth 12 miles  
Broadclyst Social Club: 2 miles  
LED Broadclyst Leisure Centre: 1.3 miles  
The Red Lion Inn: 0.7 mile

## Travel

Bus stop: London Road 0.9 mile  
Train station: Broadclyst 0.4 mile  
Main travel link: M5 3 miles & A30 2.1 miles  
Airport: Exeter 2.8 miles

## Schools

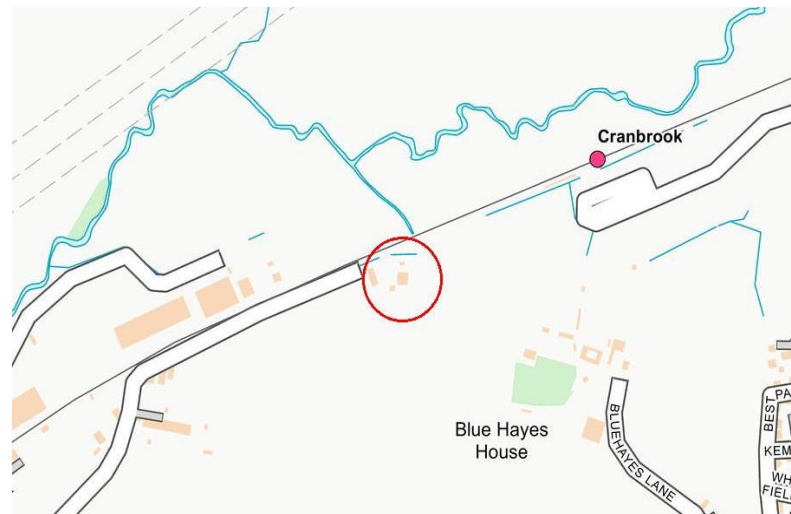
St Martins Primary School: 1.4 miles  
Clyst Vale Community College: 1.4 miles  
Cranbrook Education Campus: 2.5 miles  
Echoes Childcare: 0.4 mile

Please check Google maps for exact distances and travel times.

**Property postcode: EX5 3AX**

## how to get there...

From our Cranbrook office on Younghayes Rd head towards London Rd round about and take the 2nd exit onto London Rd towards Exeter. Turn right onto Station Rd and turn right before Echoes Childcare centre. Follow the road ahead till the very end and Sunnhayes can then be found on the right-hand side.





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

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