



East of **EXE**
ESTATE AGENTS

2 Birdie Walk
Exeter £625,000

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This immaculately presented five-bedroom detached 'David Wilson' built property is located in a very quiet cul-de-sac in the sought after area of Newcourt. The property is within easy commuting distance to Exeter and the trunk roads as well as walking distance to Newcourt train station. This thoughtfully considered property has a beautiful spacious kitchen with utility room, dining room and large sitting room that overlooks a picturesque rear garden. Over a further two floors are five spacious bedrooms including a master en-suite, a family bathroom and a shower room. To the side is a large garage with ample parking to the front and out to the rear a beautifully designed and planted garden.

Detached | Five Bedrooms inc Master En-Suite

| Spacious Kitchen | Sitting Room | Dining Room

| Utility & Cloakroom

| Family Bathroom and Shower Room | Garage

| Attractive Garden | Photovoltaic Solar Panels

APPROACH

Number 2 Birdie Walk is located on a quiet cul-de-sac just off Newcourt Way. To the front of the property is a small garden that has been beautifully planted and is bursting with colour and vibrance. To the side is ample parking on a brick paved drive in front of the garage. A path leads to the front door where a storm porch sits over the door.

ENTRANCE HALLWAY & W.C

From the wide hallway stairs lead to the first floor with doors off to the living rooms. Just off from the hall is the cloakroom fitted with W.C and wash hand basin.

SITTING ROOM 6.90m by 3.54m

A beautifully presented light and spacious lounge greets you with a characterful box bay window out to the front of the property and a set of French doors that open out onto a patio and the rear garden beyond.

DINING ROOM 3.71m by 3.05m

Just across the hallway is the dining room, which again has the box bay windows characterised by the 'David Wilson' style which is fitted with plantation shutter blinds which is a theme that continues through the property.



KITCHEN 4.95m by 3.93m

The generous contemporary kitchen has been fitted with a range of taupe shaker-style wall and base units with a solid black granite worktop with inset sink and six burner gas hob. Over the kitchen sink, two velux windows let the light flood into the room and a pair of French doors open out onto the rear garden.

UTILITY ROOM 3.05m by 1.60m

Tucked to the rear of the kitchen is the utility room which houses the boiler and space for white good under a further black granite worktop with inset sink. To the side is access out to the side of the property and the garage.

FAMILY BATHROOM 2.16m by 1.98m

The family bathroom has been fitted with a contemporary white close couple toilet and matching wash hand basin, a bath with mixer shower over has been finished with range of grey wall tiles.

BEDROOM 3 3.42m by 3.05m

First along the landing is bedroom 3. A spacious room that easily accommodates a double bed and has views out over the rear garden.

BEDROOM 4 3.48m by 3.05m

Currently used as the office, bedroom 4 retains the box bay window out over the front of the property.

MASTER EN-SUITE 6.90m by 3.54m

The master bedroom is a beautiful spacious room with double aspect windows including the box bay window out to the front. To the rear is a dressing area with a set of wall-to-ceiling mirrored wardrobes. Opposite is the en-suite which has been fitted with a large shower and a modern white W.C and hand basin and finished in a range of grey marble effect tiles.

LANDING

Off the first floor landing is the airing cupboard containing the hot water cylinder, whilst on the second floor a long velux window lets the light flood down the stair well.

BEDROOM 5 3.63m by 3.12m

Naturally the smaller of the bedrooms though can easily accommodate a double bed.

SHOWER ROOM

The second floor shower room has been fitted with white contemporary suite with shower cubicle and again finished in a range of grey wall tiles.

BEDROOM 2 5.29m by 3.94m

Another lovely spacious room with double aspect windows to front and rear and built-in wall to ceiling wardrobes.

GARAGE 6.12m by 3.32m

To the side of the property the garage is fitted with power and lighting with a remote-operated roller door.

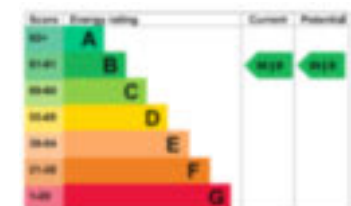
GARDEN

The rear garden is the real jewel in the crown here. Professionally designed, the garden begins with a sandstone patio running the length of the property with a pergola just beyond the sitting room. The circular design is interspersed with rich beds of colourful tulips with a selection of shrubs and young trees. To the sides are well positioned seating areas with a second pergola that is trailing climbing plants.





TOTAL FLOOR AREA: 1702 sq ft (156.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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 illustration 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.