



East of **EXE**
ESTATE AGENTS

4 Sir Alex Walk
Topsham £1,100,000

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This remarkable 3 bed detached property is one of the hidden gems of Topsham. Located on quiet anonymous street just off Retreat Road this property has all the benefits of a central location but with the privilege of panoramic open views across the Exe estuary. On the ground floor the property has two spacious reception rooms with a large south facing lounge which opens out onto an impressive raised patio, in addition is the open plan kitchen diner with breakfast bar. On the two floors above are three bedrooms with the master en-suite revelling with its own south facing balcony elevated above a magnificent rear garden.

Detached

- | Three Bedrooms including Master En-Suite
- | South Facing Lounge with Raised Patio
- | Spacious Kitchen Diner | Family Bathroom
- | Utility Room & Cloak Room
- | Ample Off Road Parking & Garage
- | Beautiful Mature South Facing Garden
- | Magnificent Panoramic Views



APPROACH

Sir Alex Walk is a small collection of properties located at the far end of Retreat Road overlooking Topsham Recreation Ground. From the property there is easy access to Topsham town and the quay with good transport links to the city and the main trunk roads. To the front of the property is ample parking spaces from which a set of steps lead down to the rear garden and entrance porch.

ENTRANCE PORCH

The entrance porch contains a selection of fitted wood effect units with a black work top and finished with grey floor tiles.

HALLWAY & CLOAK ROOM

In from the porch is the spacious entrance hall with stairs up to the first floor with storage below. Tucked to the corner is a coat cupboard and further along is a ground floor cloak room fitted with W.C and hand basin. A small opening gives a glimpse through the neighbouring lounge of the views to come.

LOUNGE 6.00m by 4.12m

This is where we truly see the beauty of this house. A long spacious room awaits with large sliding patio doors and dual aspect window that frame the



magnificent views out across the garden and further on to the Exe estuary beyond. The doors open to reveal a grand raised patio with decked flooring and glass balustrades with chrome hand rail and posts that stretches along the breadth of the house elevated over the surrounding countryside. To the side is a gas inset fire mounted within a beautiful white marble surround with matching hearth and shelf that house the television and media units.

KITCHEN DINER 8.10m by 3.68m

The beautiful open plan kitchen diner once again enjoys a set of patio doors that open off from the dining room out onto the decking. The kitchen has been fitted with a range of white wall and base units topped with a white worktop edged with wood and finished with white wall tiles. Inset is a white composite sink and ceramic hob with appliances built-in. The kitchen has been laid out to form a corner with breakfast bar which joins the two rooms together.

UTILITY ROOM 2.00m by 2.84m

Off from the kitchen the utility room has again been fitted with white base and wall units with a grey worktop and space for white goods. Two doors lead to the front and the rear gardens.

FIRST FLOOR LANDING

Up on the first floor landing a lovely curved hand rail adds a little style to the stair case. To the side is an airing cupboard containing the boiler plus further additional storage.

MASTER ENSUITE 4.12m by 3.95m

This room is the real Jewell in the crown for it has the most spectacular views from a further set of sliding patio doors that open out to its own balcony. A door leads of to the en-suite which itself is also a piece of beauty with a sleek clean wet room floor comprising of sandstone style tiles that mirror the walls broken only by a single pane of glass dividing the room.

BEDROOM TWO 5.00m by 3.68m

Bedroom two is again a spacious room that has double aspect windows that lets the light flood in and naturally command the views out over the front garden. To the corner is a small sink and storage is built-in with a large wardrobe.

FAMILY BATHROOM 2.41m by 2.25m

The bathroom has been fitted with a matching white vanity suite with the addition of a corner shower and finished in wall to ceiling grey wall tiles.

LOFT ROOM

Up into the loft void this cross shaped room takes advantage of the available space. Utilised as office or children's play area the room has as a cloakroom with hand basin and W.C to the side and a remarkable triangular window that looks out over the surrounding countryside.

BEDROOM THREE 3.56m by 2.04m

Also located up in the loft is bedroom 3 with storage built-in under the eaves and a dormer window that lets light flood into the room.

GARAGE & OUTBUILDINGS

The garage is located to the front of the property with an up-over door and fitted with lights and power. To the front is ample parking on a brick paved drive with iron railing to the rear. Under the raised patio in the front garden is a large storage room though limited in head room and in addition is two further storage sheds.

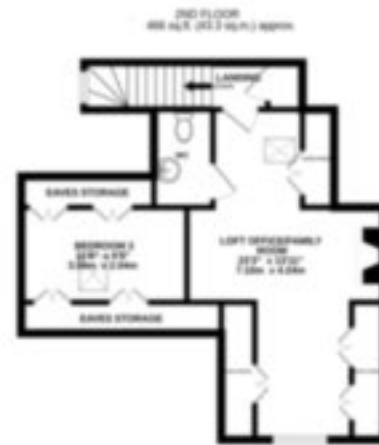
GARDENS

Coming around the property we come to a magnificent front garden. Emanating out from a circular lawn the surrounding beds have been beautifully planted with a spectacle of colourful flowers and manicured shrubs each positioned to enhance the pageant of this garden. A spectacular wisteria trails along the garden and a path heads of down to a secluded gate that open out onto the recreation grounds and to a path that leads back to Topsham and along towards the quay.

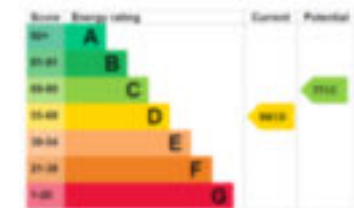
AGENTS NOTES:

The property is Freehold
Council Tax Band: E - Exeter City Council





TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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.