



East of **EXE**  
ESTATE AGENTS

45 Fulford Way  
Woodbury OIEO £785,000



# 45 Fulford Way

Woodbury OIEO £785,000

Nestled at the end of a quiet cul-de-sac in the much sought after village of Woodbury is this immaculately presented detached property. The property has been lovingly extended and is presented to a very high standard of finish throughout. The property offers five bedrooms, two of which are en-suite, a large contemporary kitchen diner, and a magnificent south facing lounge with bi-fold door out onto a tranquil rear garden.

Detached | Five Bedrooms with Two En-suites

| Contemporary Open Plan Kitchen/Diner

| Spacious South Facing Lounge

| Family Bathroom | Office/Study | Utility Room

| Garage & Ample Off-Road Parking

## APPROACH

The property is located at the end of a quiet cul-de-sac and tucked away in the corner. To the right of the cul-de-sac a footpath leads to the village centre just 2 minutes walking. Brick paving leads between mature trees to the property and provides plentiful parking. A path to the side of the garage leads around to the rear utility room entrance.

## ENTRANCE HALLWAY

A spacious hallway awaits that opens out onto the impressive open kitchen diner. Off to the left the hall leads away to the office and lounge and a downstairs W.C, and to the right is space to the side for coats and shoes.

## OPEN PLANNED KITCHEN DINER 6.54m by 6.28m

This magnificent kitchen represents the style and quality of finish to this property. To the right a bank of grey larder units hold 3 eye line ovens with deep pan drawers below and cupboard space above. The central island utilises the same grey units with white quartz worktop that forms a double sided breakfast bar with an induction hob at far end. This contemporary style changes to white base units with a light grey worktop for the main working kitchen and for the long peninsular island to the side which separates of the dining area. Two large sky light windows let light flood into the kitchen with a set of sliding patio doors leading out to the garden beyond.



### UTILITY ROOM

Just off the kitchen the utility room has been fitted with wall and base units along with space for white goods and the boiler. An external door leads out and around the garage to the front of the property.

### OFFICE/STUDY 2.90m by 2.59m

The office has been ideally located to over look the front door of the property and offers a light spacious room in which to work.

### LOUNGE 8.47m by 5.73m

The lounge forms a beautiful space with its large bi-fold doors opening out to the rear garden creating a light and airy feel. Laid out as an 'L' shape the lounge opens onto the open staircase to the first floor creating a second space which is bathed under another large skylight.

### BEDROOM 4 / FAMILY ROOM 4.75m by 2.96m

Just off from the lounge and making an ideal family room, this large ground floor room also offers the potential as a lovely ground floor bedroom.

### FAMILY BATHROOM

First off the stairs is the family bathroom which has been fitted with a matching white suite with a shower over the top of the bath. The room has been beautifully tiled and finished with a mosaic border.

### BEDROOM THREE 5.09m by 3.94m

Bedroom three is beautiful light and spacious room with a dressing area to one end and double aspect windows which let the light flood into the room.

### BEDROOM TWO WITH EN-SUITE 5.22m by 3.38m

Bedroom two is another light and spacious en-suite room. The en-suite is recently finished and offers a large double shower with white metro wall tiles, white W.C and matching basin with grey vanity unit, and a sumptuous whirlpool bath.

### BEDROOM FIVE / DRESSING ROOM 3.13m by 1.80m

Bedroom five is currently being utilised as a very desirable dressing room with a large mirrored wardrobe to its side.

### BEDROOM ONE WITH EN-SUITE 5.73m by 4.10

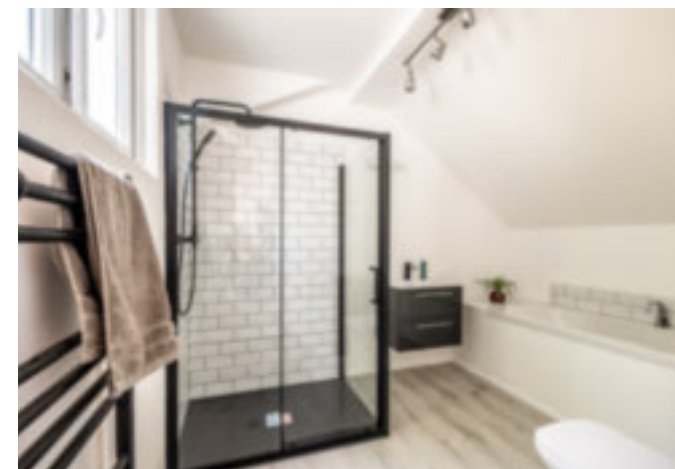
The master en-suite is naturally a delightful room. Taking full advantage of its south facing aspect this room overlooks the rear garden and the village beyond. Tucked into the corner, the en-suite is fitted with a large walk-in shower and a matching W.C and hand basin and all finished with white metro tiles.

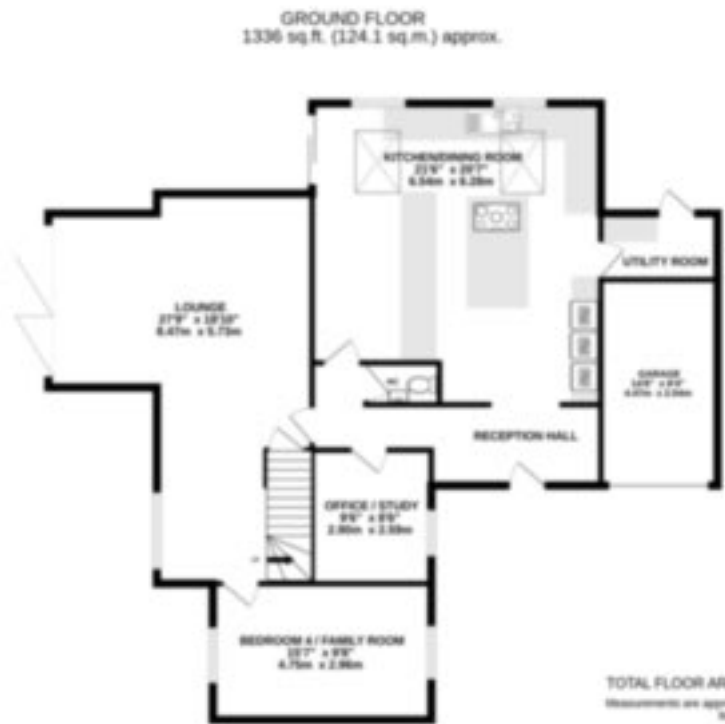
### REAR GARDEN

The beautiful south facing rear garden offers a quiet and tranquil space. Out from the dining room is a sheltered patio area offering shade from the afternoon sun. The patio continues around the property to a matching seating area in front of the lounge with a small garden patch to the side. The main garden is laid to lawn with large wooden sleepers forming the borders all planted with a variety of flower plants and shrubs.

### GARAGE 4.47m by 2.54m

Accessed via an up-over door from the front of the property the garage has been fitted with light and power.





EAST DEVON OFFICE  
Tel: 01392 877240  
61 Fore Street Topsham  
Exeter EX3 0HL

EXETER OFFICE  
Tel: 01392 345070  
18 Southernhay West  
Exeter EX1 1PJ

[www.eastofexe.co.uk](http://www.eastofexe.co.uk)  
[enquiries@eastofexe.co.uk](mailto:enquiries@eastofexe.co.uk)

East of **EXE**

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.