



East of **EXE**
ESTATE AGENTS

8 Barnstone Court
Exeter £530,000

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This charming detached bungalow is tucked away in a quiet popular cul-de-sac off Smithfield Road in Alphington. The property offers a spacious open lounge diner and a lovely kitchen/breakfast room along with four bedrooms with master en-suite and family bathroom. To the front is ample off-road parking in front of the garage and to the rear is a charming and well maintained garden.

Detached Bungalow

- | Four Bedrooms including Master En-Suite
- | Large Lounge/Diner | Kitchen/Breakfast Room
- | Conservatory | Family Bathroom
- | Garage & Off-Road Parking
- | Beautiful Rear Garden | Solar Panels

APPROACH

Number 8 is located to the far end of Barnstone Court, a quiet cul-de-sac off Smithfield Road. To the front of the property a path leads down between a brick wall planted with a row of small conifer trees and a lawn edged with shrubs and bushes. A flat patio area by the front door looks over a small set of steps leading down to the garage.

HALLWAY

The hallway open up from the front door to a hall through the centre of the property with bedrooms located off to the left and reception rooms off to the right. In the centre are two cupboards for coats and one is the airing cupboard.

LOUNGE/DINER

Around to the left is a spacious 'L' shaped open lounge diner with an impressive central stone fire place. A glassed door leads back to the front of the property and opposite a second door leads into the kitchen.



KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room has been fitted with a range of wooden wall and base units topped with a marble effect worktop with inset double sink and drainer and ceramic hob. A tall larder unit hosts a double oven with microwave, and a peninsular island provides seating to one side. Beyond is the utility area with second sink and space for white goods. A glazed door gives access out to the back garden.

FAMILY BATHROOM

The family bathroom has been fitted with a matching white suite with a shower over the bath and finished with a decorative range of wall tiles with tiled dado rail.

MASTER ENSUITE

This spacious master suite has ample storage with a range of built-in wardrobes and picturesque views out to the rear garden. Off to the side is the en-suite with twin white sinks mounted in vanity units with matching W.C as well as a bath and shower, and again finished with floor to ceiling wall tiles.

BEDROOM FOUR

Currently utilised as a second lounge, bedroom four opens out through a set of sliding patio doors to the rear conservatory.

CONSERVATORY

Sitting in the middle of the delightful rear garden, the conservatory gives a beautiful all round perspective.

BEDROOM TWO

A spacious second double bedroom that again looks out over the rear garden.

BEDROOM THREE

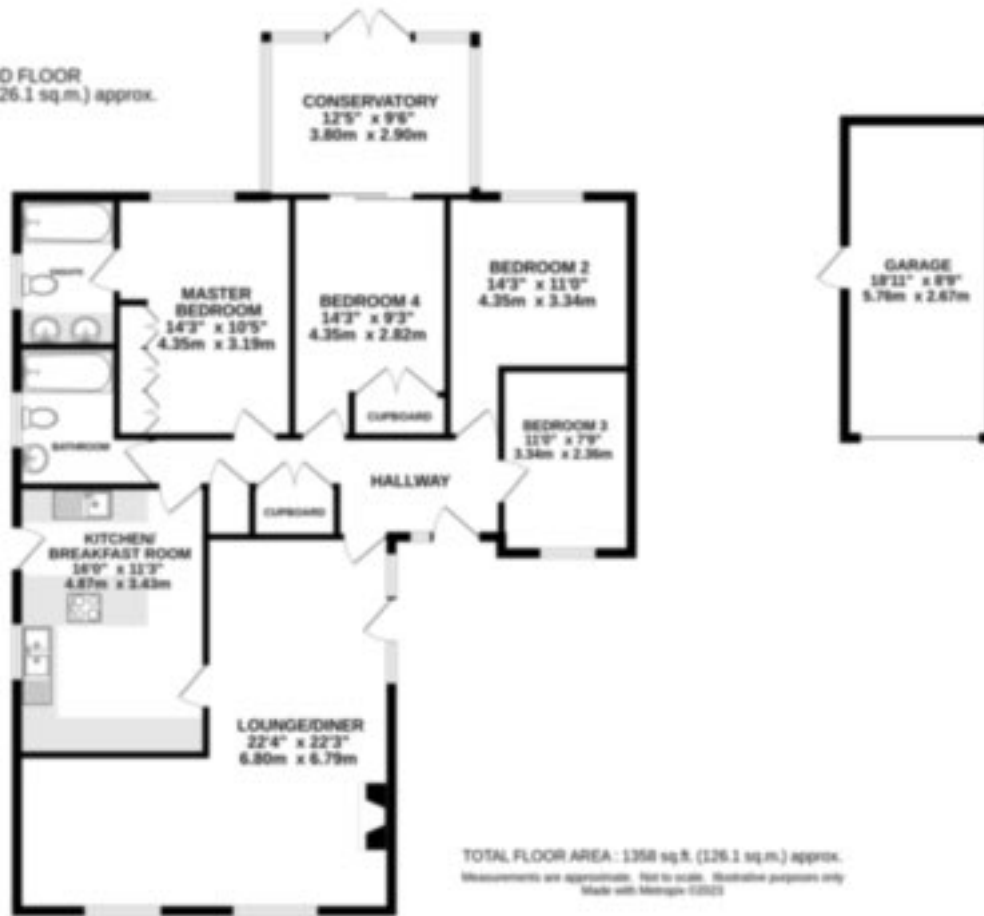
Bedroom three is an ample single room with views out over the front garden.

GARDEN

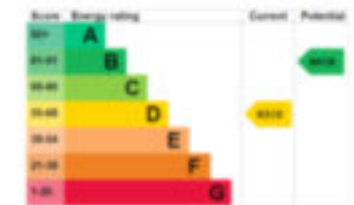
The delightful rear garden forms several zones with a patio seating area just beyond the conservatory that looks upon a terraced garden from which views can be seen of the city. A set of steps lead down to lower second garden which has been laid to lawn with the borders thick with flower plants and shrubs. To the far corner is a vegetable garden and centre piece is the aged apple tree.



GROUND FLOOR
1358 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (1/2022)



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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.