



East of 
ESTATE AGENTS

9 Trafalgar Road
Exeter £610,000

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This immaculately presented five bed detached house is one of the prestigious 'Lennon' houses built by the renowned Persimmons group. Located in the sought after Green Acres Estate, the property is within easy commuting distance to Exeter and the main trunk roads as well as walking distance to Newcourt train station and to Trinity CofE VA Primary & Nursery School. This thoughtfully considered property has a beautiful spacious kitchen/diner, large lounge and separate family room, all overlooking the rear garden. To the first floor are five generous bedrooms with two en-suites and a family bathroom. Out to the side is a large double garage with ample parking to the front and to the rear a beautiful secluded garden.

Detached | Five Bedrooms With Two En-Suites

| Spacious Kitchen/Diner | Large Lounge

| Family Room | Family Bathroom

| Downstairs Cloakroom | Double Garage

| Attractive Gardens

APPROACH

To the front of the property a beautifully planted garden where a small wooden clad storm porch covers the entrance door into the property. Across to the right is a detached double garage with up over door and ample parking to the front and a gate access to the rear garden.

ENTRANCE HALLWAY & WC

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

LOUNGE 7.80m by 3.86m

A beautifully presented light and spacious lounge greets you with an elegant black focal point fire and a set of French doors that open out onto a patio and the rear garden beyond.

FAMILY ROOM 3.31m by 2.86m

A pair of double doors lead into this very adaptable room. Once the formal dining room this room is now utilised as the family room.



KITCHEN/DINER 7.80m by 3.83m

The beautiful island kitchen has been fitted with a range of wood effect wall and base units with double ovens, topped with a black marble effect worktop with inset sink and hob and finished with a range of light beige wall tiles. This spacious room extends to incorporate a large dining room which sits in front of a pair of French doors that open out onto the rear garden beyond.

BEDROOM THREE 3.89m by 3.54m

First along the landing is bedroom 3, and like all the bedrooms this is a spacious room and one that has views out to the front of the property.

BEDROOM TWO 3.43m by 3.28m

Another lovely room with an en-suite fitted with a white W.C and basin and shower cubicle.

BEDROOM FIVE 2.82m by 2.60m

Naturally the smaller of the bedrooms though can easily accommodate a double bed and has the views out across the rear garden.

MASTER EN-SUITE 3.89m by 3.65m

The master bedroom is a beautiful spacious room with views to the rear garden. Located to the side is an en-suite with white W.C and basin and a double shower cubicle.

BEDROOM FOUR 3.89m by 2.76m

Once again an ample double room that enjoys the south facing aspect and views to the front of the property.

FAMILY BATHROOM

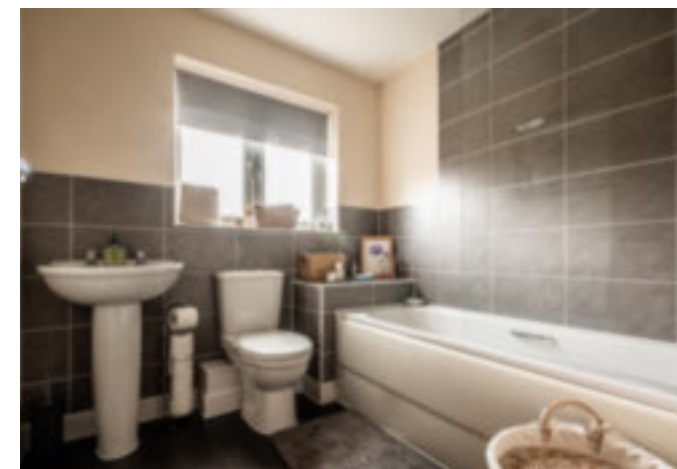
The family bathroom has been fitted with a white close couple toilet and matching wash hand basin, along with a bath with mixer shower over, and the room has been finished with range of dark grey wall tiles.

GARAGE

To the side of the property is a double garage fitted with power and lighting and parking to the front.

GARDENS

The delightful front garden has been planted with beds full of flowering shrubs and herbs, with a path leading through to the front door and to the side parking. Out to the rear is another lovely secluded garden which has a patio running between to two sets of French doors. The garden has been mostly laid to lawn with the borders again planted with a colourful range of plants and shrubs and trellises hanging with climbing plants. Tucked away to the side is a small secret garden laid with gravel, potted and climbing plants.





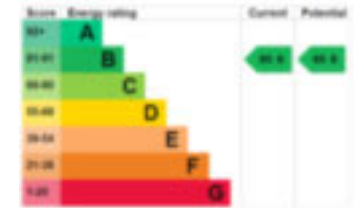
GROUND FLOOR
877 sq ft. (81.4 sq.m.) approx.



1ST FLOOR
868 sq ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 1745 sq ft. (162.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2022)



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
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.