



East of 
ESTATE AGENTS

Mill Stream Lodge
Exeter OIRO £850,000

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Beautifully modernised and intelligently extended, this stylish, detached Five bedroom (2 ensuite) family house benefits from Three reception rooms plus a study, detached double garage with workshop and ample off road parking. Crisp modern design complements the bright interior with a clever combination of bifold and patio doors opening onto the extensive outdoor terrace offering a choice of shaded and open areas leading to the west facing garden. Sumptuous attention to detail with beautifully finished bespoke kitchen and bathrooms, floor finishes, colours and lighting.

Detached | 5 Bedrooms, (2 ensuite) | 3 Receptions, plus study | Fabulous kitchen breakfast room | West facing bifolds and patio doors | Reception opens onto covered terrace | Detached double garage with workshop | Utility room with courtyard drying area | Intelligently extended and beautifully modernised | Sumptuously finished kitchen, bathroom, flooring and colour schemes

APPROACH

Attractive covered entrance porch with recess spotlights. Modern composite front door to entrance hallway.

ENTRANCE HALLWAY

Light and spacious hallway with quality Karndean wood flooring and feature wood panelled walls with dado rail. Radiator. Recess spotlights. Stairs to half landing. Door to understair storage cupboard. Doors to sitting room, dining room, cloakroom, study and white lounge.

SITTING ROOM

Feature wall with alcoves and shelving with space for wall mounted TV and entertainment system under, plus large, limed oak beam mantle. Sharing a wonderful double sided feature Bioethanol fireplace with the dining room. Space and TV points for wall mounted TV. Opening through to.....

DINING ROOM

Wonderful light and spacious dining room with 6 panel bi-fold doors opening onto the garden. Feature wood panelling and dado rail. Matching quality Karndean wood flooring. Feature double sided Bioethanol fireplace. Radiator. Recess spotlights. Door to entrance hallway. Opening through to....

KITCHEN/BREAKFAST ROOM

Beautifully designed kitchen/breakfast room with modern fitted Shaker Style kitchen offering an excellent range of base, wall, drawer and larder cupboard storage units in a white finish. Solid oak worktops with tiled surround and inset composite sink with mixer tap. Large matching central island with cupboards and drawers under, and inset Siemens induction hob and modern extractor hood over. Integral quality Siemens appliances comprising of; fridge, freezer, dishwasher, twin eye-level electric ovens, microwave, coffee machine, and wine cooler. Recess spotlights. Feature wood panelling and dado rail. Space and TV points for wall mounted TV. Twin full height windows to front aspect and 3 panel bi-fold doors to garden. Matching quality Karndean flooring and underfloor heating. Door to utility room.

UTILITY ROOM

Range of built-in base, wall and larder units in white finish with solid oak worktop. Matching cupboards housing space and plumbing for washing machine and dryer. Window to side aspect. Door to garden.

STUDY

Useful room with window to rear aspect and outlook over the garden. Radiator. Recess spotlights.

CLOAKROOM

Window to front aspect. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard and drawers under. Recess spotlights. Radiator. Part tiled walls. Sliding doors to built-in storage cupboard complete with coat hanging space and shelf. Matching quality Karndean wood flooring.



RECEPTION ROOM

Light and spacious double aspect room with window to front aspect and french doors to the rear garden and outdoor TV terrace. Feature wood panelled walls and dado rail. Radiator. Space and TV points for wall mounted TV.

FIRST FLOOR - STAIRS/LANDING

Stairs from entrance hallway to light half landing with twin full height windows to rear aspect with outlook over the garden. Stairs to first floor landing. Hatch to boarded loft space with pull-down ladder (currently housing the gas boiler) Door to airing cupboard complete with shelving. Doors to bedrooms and bathroom.

BEDROOM 1

Wonderful double aspect master bedroom with windows to front and rear, plus french doors opening onto a balcony located to the front of the property. Feature wood panelled walls and dado rail. Recess spotlights. Radiator. Space and points for wall mounted TV. Door to en-suite.

EN-SUITE

Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and glass folding door to large, tiled shower enclosure with fixed shower head and additional handset. Feature wood panelled walls and dado rail. Chrome ladder style radiator. Recess spotlights. Extractor fan. Window to rear with obscure glass. Quality Karndean wood flooring.

BEDROOM 2

Further light and spacious large double bedroom with high vaulted ceiling and triple Velux ceiling windows, and further window to rear aspect with outlook over the garden. Recess spotlights. Two low level eave style storage alcoves. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf. Door to en-suite.

EN-SUITE

Modern white suite comprising; low level w.c., hand wash basin and glass folding door to large, tiled shower enclosure with fixed head and additional handset. Recess spotlights. Ladder style radiator. Part tiled walls and matching quality high gloss tiled floor. Extractor fan.

BEDROOM 3

Spacious double bedroom with french doors and Juliet balcony to front aspect. Radiator. Feature wood panelled wall. Recess spotlights.

BEDROOM 4

Further spacious double bedroom with french doors and Juliet balcony to front aspect. Radiator. Feature wood panelled wall. Recess spotlights.

BEDROOM 5

Double bedroom with window to rear aspect with outlook over the garden. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf. Recess spotlights.

BATHROOM

Brand new, modern white suite comprising; low level w.c., twin hand wash basins set in vanity unit with cupboard and drawers under and large fitted mirror over, and freestanding bath with mixer tap and shower handset. Feature wood panelled walls. Recess spotlights. Radiator. Window to rear aspect with obscure glass.

OUTSIDE - FRONT

Pillared entrance to a large gravelled driveway offering ample parking and turning area. Gated access to both sides of the house leading to the rear and side gardens. Outside tap. Further gate to side of garage leading to a gravelled useful storage area offering enough space for large shed.

GARAGE

Large sectional remote controlled garage door to spacious garage. Light and power. Eaves storage. Twin full height windows to side aspect. Doorway to workshop.

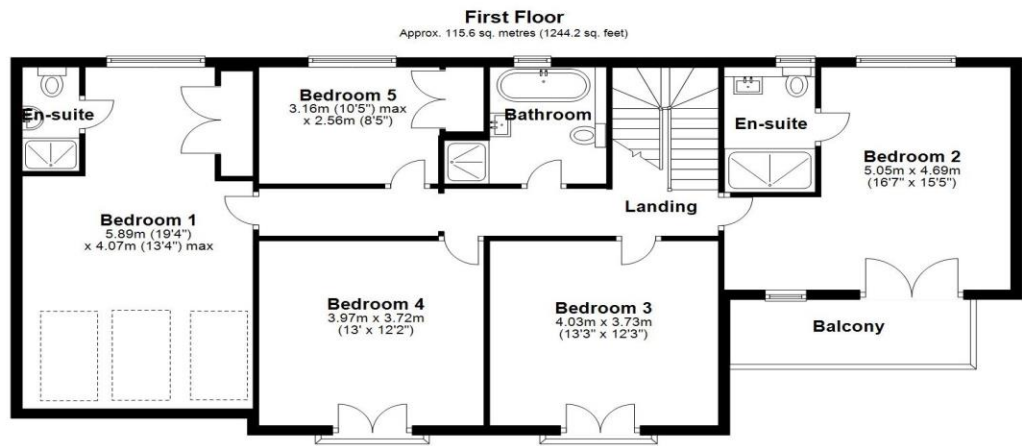
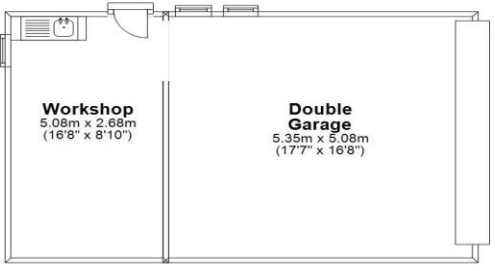
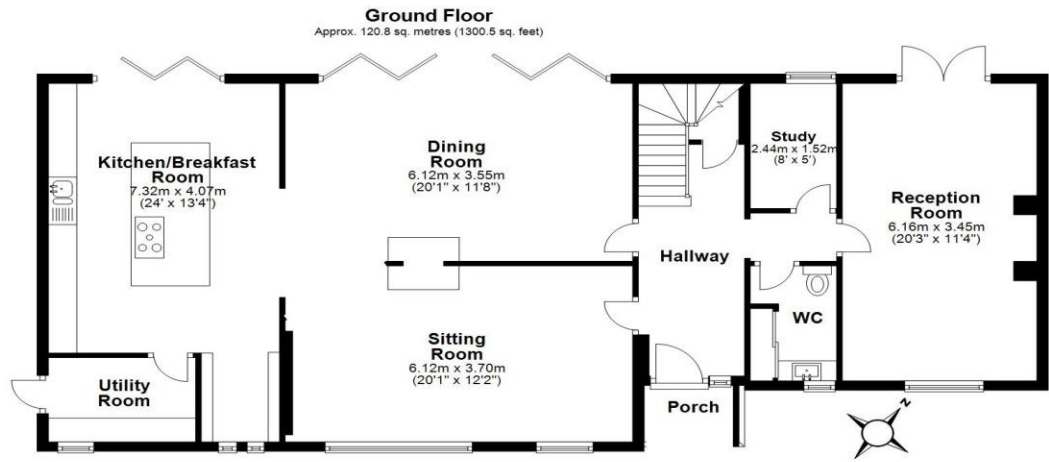
Workshop Area: Window to rear aspect. Fitted base unit with inset stainless-steel sink. Range of fitted shelving. Further eaves storage. Door to side access.

REAR AND SIDE GARDEN

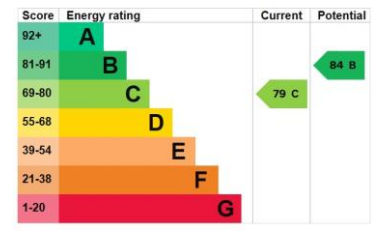
A real feature of the property is the beautifully designed rear garden area with large decked terrace leading off from the rear of the property featuring; a lovely area with feature pergola - perfect as an entertaining/seating area, further decked area with raised beds and a wonderful covered terrace with space and power for wall mounted TV, recess spotlights, power points.

Leading off from the side of the property and accessed via a front gated access or from the utility room is a lovely courtyard style garden area laid to gravel and with built-in sandpit.





Total area: approx. 236.4 sq. metres (2544.7 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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