



East of   
ESTATE AGENTS

Bate Close  
Exeter £549,000

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A beautifully presented detached house in a small cul-de-sac off Ide Lane in Alphington. Located just a short walking distance from Alphington village with its local shop, pharmacy and primary school this spacious property offers an impressive kitchen diner, double aspect lounge with solid fuel stove and four generous bedrooms with master en-suite. Out to the rear is an elegant two tier garden with a large patio and an extensive lawn with a garage and ample off-road parking.

Detached House

| Four Bedrooms with Master En-Suite

| Contemporary Kitchen/Diner

| Spacious Lounge | Family Bathroom

| Utility Room | Cloak Room | Beautiful Garden

| Garage & Ample Off Road Parking

## APPROACH

The property is set back behind a beech hedge with a path leading through the lawn garden to the front door with a storm porch over the top. Following the hedge line up the road leads to the garage and off road parking with gated access to the rear garden.

## ENTRANCE HALLWAY

The property opens to a wide hallway with access off to the reception room and kitchen with stairs to the first floor, to the side of the front door is a cloakroom fitted with W.C and hand basin.

## KITCHEN/DINER 5.89m by 4.94m

This magnificent kitchen has been fitted with a full range of white shaker style wall and base units topped with a quartz worktop and up-stands with inset sink. All appliances have been built-in with the 'Range Master' electric Infusion range cooker taking central stage. Around to the left is the open planed dining room with a set of French doors opening out onto the rear garden.



**UTILITY ROOM** 2.92m by 1.63m

Off from the kitchen is the utility room which has been fitted with the same kitchen units with space for white goods. A side door leads out to the rear garden.

**LOUNGE** 6.57m by 3.22m

The beautiful lounge offers double aspect views with windows out to the front and a set of French doors opening onto the rear patio. An inset black solid fuel stove sits on a black hearth with white marble surround and gives the room a lovely focal point.

**BEDROOM THREE** 3.22m by 2.84m

First off the landing bedroom three offers a spacious double room with windows overlooking the front garden.

**BEDROOM FOUR** 3.67m by 2.24m

Naturally the smaller of the rooms, bedroom four is currently utilised as a dressing room and commands views out to the rear garden.

**FAMILY BATHROOM** 2.49m by 1.68m

The family bathroom has been fitted with a white suite with the shower over the bath, and has been finished with a floor to ceiling wall tiles with decorative dado rail tiling. The bathroom also houses a storage cupboard that has been stylishly fitted out with useful shelving.

**BEDROOM TWO** 3.59m by 2.96m

Bedroom two is a beautiful light and spacious double room that overlooks the rear garden.

**MASTER EN-SUITE** 4.75m by 3.55m

The master bedroom offers again a magnificent spacious room with an en-suite with a white contemporary hand basin and W.C. The shower is tucked into the alcove and the room has been beautifully tiled with a matching range of wall and floor tiles.

**GARDEN**

The rear garden is set over two levels, with the lower level offering a large patio that runs the length of the property with a wood store located just in front of the gated access to the parking beyond. A brick bed has been planted with a range of flower plants and shrubs with a set of stairs climbing to the second tier. Above a spacious lawn runs across the back of the property with a gravelled seating area tucked to one side and a vegetable patch to the other with a garden shed located to the far corner. There are also pedestrian gates on either side of the property allowing full access around the periphery.

**GARAGE**

The garage has been fitted with light and power, and has an up-over door to the front with side pedestrian access.





TOTAL FLOOR AREA : 1267 sq.ft (117.7 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix (2023)



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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.