



105 Willow Walk, Crediton

Guide Price £420,000

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105 Willow Walk

Crediton, EX17 1FE

- 4 or 5 bedroom detached house
- Remodelled and extended ground floor layout
- Modernised throughout (2023)
- Kitchen / dining room and utility with WC
- Overlooking fields and Shobrooke Park
- Versatile with ground floor bedroom 5 or additional snug
- Level and secure rear garden with patio and lawn
- Excellent rural walks nearby
- Off-road parking for 3

Located on the edge of the town, Willow Walk has long been a family destination within Crediton. Being on the fringes, there's superb footpath walks into the open Devon countryside as well as having Shobrooke Park on the doorstep. A development by Persimmon in 2019 added a number of 2,3 and 4 bedroom homes on the edge of this already popular area and here we have a great example. One of the larger homes, this is a 4 or 5 bedroom detached house with some amazing views over the adjoining countryside. It's recently been redecorated and with new floor coverings in 2023, there's little for a new owner to do.

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The property has been improved during its short life with the conversion of the garage to create an additional reception room (snug or study) or a 5th bedroom on the ground floor. As part of the conversion, the utility room was extended to enlarge the footprint giving superb storage and ideal for a home of this type. As one would expect, there's a high level of insulation, mains gas central heating as well as the remainder of the structural warranty, so it's efficient with peace of mind.

The layout offers a welcoming entrance hall with a door to the living room which overlooks the fields to the front and this in turn opens through double doors into the fabulous kitchen/dining room. The hub of a family home, there's room for a table as well as the breakfast bar which was upgraded to quartz, and we really like the larder fitted out under the stairs. From the dining area are double doors which open onto the rear garden (ideal for children and pets!). There's the all important ground floor WC and the aforementioned utility room which has a door to the side. On the first floor are the remaining 4 bedrooms with the master having the ensuite, a large walk in wardrobe and those beautiful views over the fields. The remaining 3 bedrooms all have use of the family bathroom with a white suite and shower over the bath.



Outside, to the front is the off-road parking which provides ample space for 3 vehicles and a small area of garden. There's a gated access to the side and the level rear garden has been well designed with seating areas including paving and decking, plus a lawn. In the absence of the garage, there's a large shed, ideal for bikes and outdoor gear and the outlook over the fields is second to none.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2023/24 – £2379.96

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s). In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

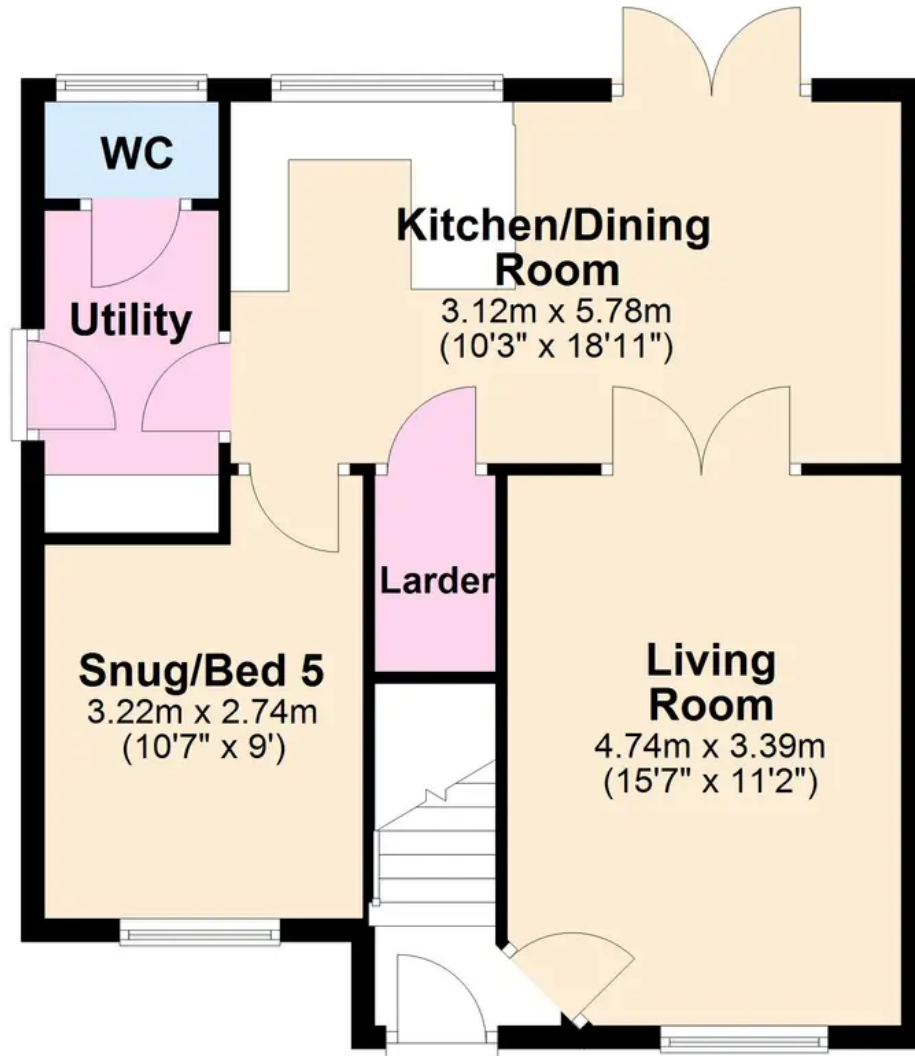
DIRECTIONS : For sat-nav use EX17 1FE and the What3Words address is [///glaze.sandpaper.unfocused](https://www.what3words.com/#!/en/@@@glaze.sandpaper.unfocused) but if you want the traditional directions, please read on.

From Crediton High Street head towards Exeter, bearing left after the parish church into East Street. At the end, turn left into Mill Street and follow the road, across the mini-roundabout into Exhibition Road. Pass the rugby club on your left and take the next right into Primrose Way and bear left at the bottom into Willow Walk. Continue through the older properties and once you enter the new part of Willow Walk, the house will be found approx. 100m on the right.



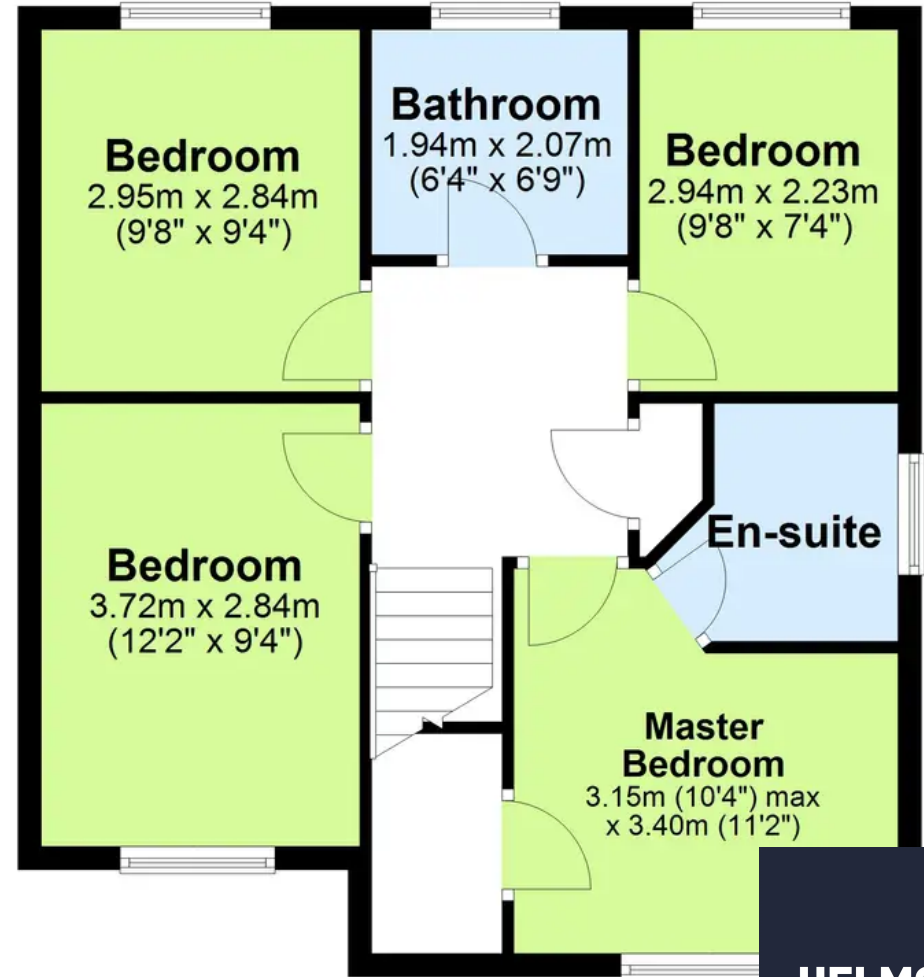
Ground Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 112.1 sq. metres (1206.3 sq. feet)

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