

HERALDRY ROW, EXETER, EX2 7RB

GUIDE PRICE £475,000 - £500,000



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www.smartestateagent.co.uk

exeter@smartestateagent.co.uk

01392 905 906



A beautifully presented and spacious four-bedroom detached house offered for sale within the popular residential area of Kings Heath. The property offers excellent access to a variety of local amenities including Digby & Sowton Train Station and the well-regarded Clyst Heath Nursery & Community Primary School as well as the major road networks surrounding the city.

Situated overlooking a tree-lined green to the front, the property offers generous and well-proportioned rooms throughout with accommodation comprising an entrance hall, ground floor cloakroom, living room, double doors leading to a separate dining room, modern fitted kitchen, separate utility room matching the kitchen, ground floor study, four good sized bedrooms, ensuite shower room to the main bedroom, and family bathroom.

Outside is a well-maintained rear garden with a patio area providing a delightful seating area. The garden is laid to lawn with well-stocked borders. A gate provides access to the rear parking area where the property has a garage located beneath a neighbouring coach house (the garage is leasehold). There is an additional parking space for one vehicle in front of the garage.



ENTRANCE HALL Hard flooring, radiator and access into all rooms on the ground floor

LIVING ROOM Front double glazed window, hard flooring, two radiators, feature fire place, double doors leading to dining room

DINING ROOM Rear double glazed sliding door leading to rear garden, hard flooring, radiator, door to kitchen..

KITCHEN Fully fitted kitchen with a range of modern wall and base units, integrated double oven, gas hob, space and plumbing for dishwasher, space for under counter fridge, inset sink and drainer with tile surround. Access into utility and under stair storage. Rear double glazed window, radiator and space for small dining table.

UTILITY Rear door with double glazed panel, side double glazed window. Space and plumbing for washing machine and tumble dryer, space for fridge freezer & extra storage units.

DOWNSTAIRS CLOAKROOM Side double glazed window, radiator, low level WC and wash hand basin

STUDY Good size study or extra bedroom. Front double glazed window, radiator

LANDING Spacious lading, Large airing cupboard, side double glazed window. access to loft via loft hatch.



MASTER BEDROOM Front double glazed window, radiator, fitted matching wardrobes, access to en-suite

MASTER ENSUITE Side double glazed window, shower enclosure with tile surround, low level WC, wash hand basin with mixer tap over and towel rail.

BEDROOM TWO Generous double, front double glazed window, radiator.







BEDROOM THREE Generous double, front double glazed window, radiator.

BEDROOM FOUR Double bedroom. Rear double glazed window, radiator



FAMILY BATHROOM Rear double glazed window, paneled bath with modern tile surround, low level WC, wash hand basin with mixer tap over which is partly tiled, separate shower with electric shower, and towel rail.

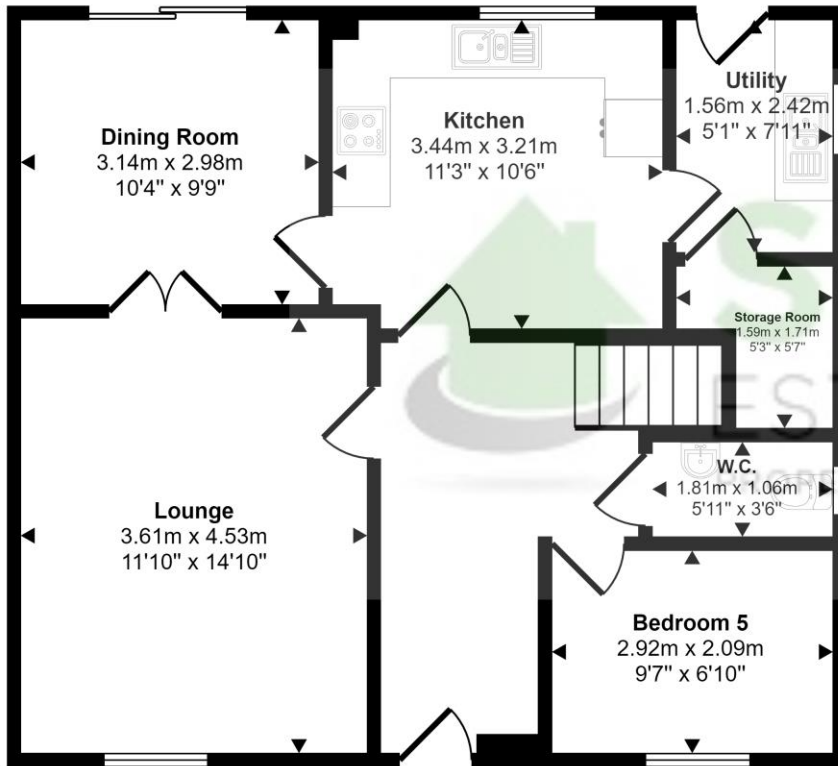
FRONT GARDEN Gravel area and front porch with pillars, meter box location.

REAR GARDEN Rear gate providing access to garage and parking with is accessed via Heraldry Way. Large lawn area with variety of mature trees and shrubs and patio area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
132 sq m / 1420 sq ft



Ground Floor
Approx 65 sq m / 699 sq ft



First Floor
Approx 67 sq m / 721 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.