



East of Ex
ESTATE AGENTS

Leworthy Drive
Exeter £525,000

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This beautiful, detached three story town house is one of the prestigious David Wilsons' 'Emmerson Range'. The property offers spacious living with a double aspect lounge, and a beautiful kitchen/diner, all opening out onto the rear garden. In addition is a large front facing office and a utility room. Over a further two floors are four generous double bedrooms along with the master suite and two bathrooms. To the rear is a landscaped garden with a double garage and ample parking.

Five Double Bedrooms with Master Suite | Detached Town House | Open Planed Kitchen, Diner | Spacious Lounge | Family Bathroom & Shower Room | Cloak Room | Utility Room | Rear Garden | Double Garage and Ample Parking | E.V Charging Point

DESCRIPTION

A spacious hallway runs through the centre of the house with stairs winding to the first floor. Off to the left is a magnificent double aspect lounge with a central fireplace with a white mantle and hearth. A set off French doors opens out to the adjoining patio letting the garden flow back into the room. Back across the hall is a generous office with a cloakroom just beyond and storage cupboard below the staircase. Further along is the bright and airy kitchen diner with light flooding in from a pair of skylight windows and a further set of French doors opening out to the garden. The modern contemporary kitchen is fully equipt and fitted out with sleek white wall and base units topped with a black granite worktop. Located off to the side is the utility room mirroring the kitchen fitting and providing side access to the parking.



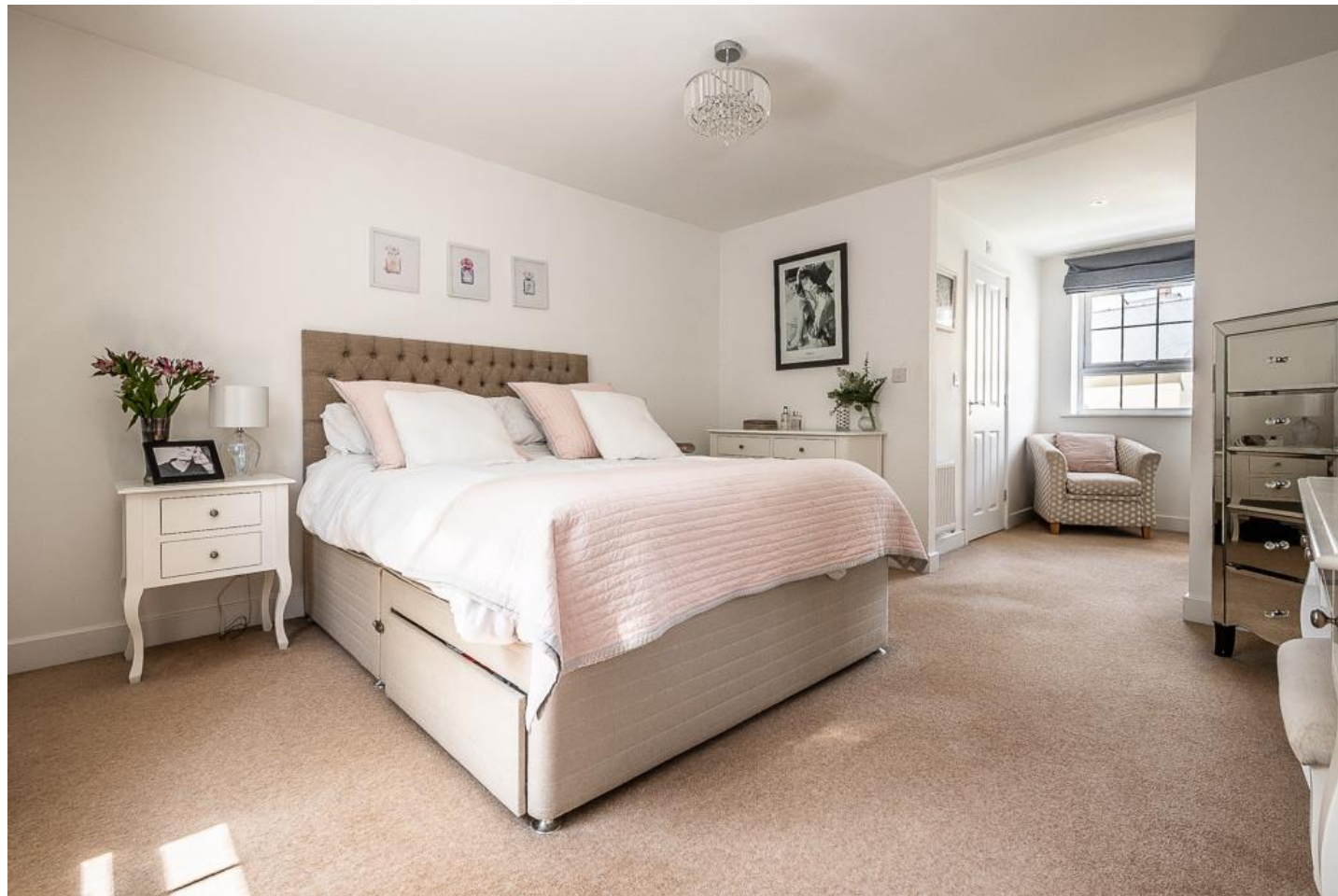
Up on the first floor a spacious landing gives way to two generous double bedrooms and the family bathroom along with a master suite. The principal bedroom is a delightful room offering double aspect views along with a wardrobe and dressing area, and ensuite. Up on the second floor there are a further two double bedrooms with a separate shower room.

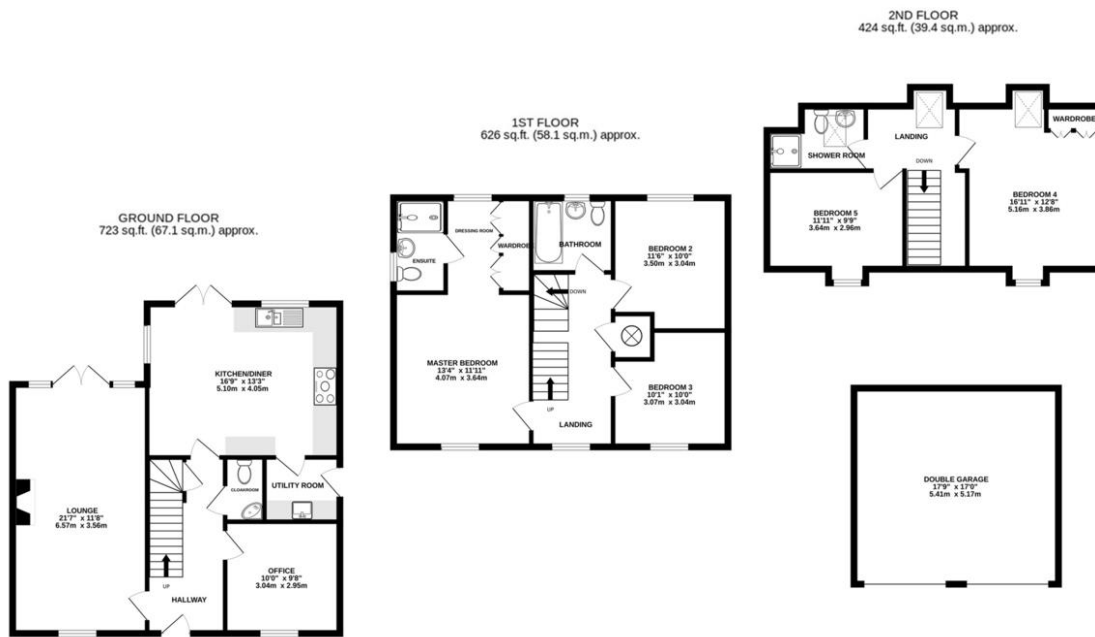
GARDEN AND GROUNDS

To the rear of the property is a delightful, landscaped garden with raised borders filled with flowering plants and shrubs around a central lawn laid with low maintenance artificial grass. A patio runs along the width of the property with a spacious seating area beyond the lounge and a second seating area sitting below a corner pergola. To the front of the double garage is ample off-road parking with the convenience of an E.V charging point.

LOCATION

The property is located in the prestigious West Clyst development and is ideally positioned for accessing the city of Exeter and to the main M5/A30 corridor in addition to regular public transport routes with Pinhoe Railway station also only 20 minutes' walk. The area is well supported by local amenities with the nearby Co-op store and the 'outstanding' Ofsted rated West Clyst Primary School, with a much wider range of facilities available in the neighbouring village of Pinhoe.





TOTAL FLOOR AREA: 1772 sq.ft. (164.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk