



West of 

Milbury Close

Exminster

£455,000

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Beautiful three double bedroom detached bungalow situated in a quiet cul-de-sac of bungalows close to all village amenities. This light and spacious home has been superbly updated by the current owner and comprises of; large lounge/dining room and kitchen/breakfast room with modern kitchen, three double bedrooms - master with en-suite, modern bathroom, attractively landscaped rear garden, driveway parking for up to three vehicles leading to a single attached garage/utility and large front garden. Must be viewed!

Wonderful detached bungalow | Three double bedrooms | Large lounge/dining room | Spacious kitchen/breakfast room | Master bedroom with en-suite | Modern bathroom | Attached single garage with utility area | Driveway parking for up to three vehicles | Attractive rear garden | Must be seen!

PROPERTY DETAILS:

APPROACH

Driveway and path to front door. Upvc part glazed door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with quality Italian wood effect laminate flooring. Inset mat. Telephone point. Two central heating radiators. Double doors to airing cupboard complete with shelf. Further double doors to useful storage cupboard. Solid oak doors to lounge, bedrooms and bathroom.

LIVING ROOM

14' 3" x 11' 11" (4.34m x 3.63m) Light and spacious lounge with large Upvc double glazed window to front aspect. Central heating radiator. Feature fireplace with modern surround and polished sandstone inset and hearth, with modern remote controlled living flame gas fire. Quality Italian wood effect laminate flooring. TV and telephone points. Archway to dining room.

DINING ROOM

12' 1" x 10' 2" (3.68m x 3.1m) Further light and spacious room with large Upvc double glazed sliding door to garden. Central heating radiator. Quality Italian wood effect laminate flooring. Solid oak door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

19' 2" x 9' 7" (5.84m x 2.92m) (max) Attractive double aspect kitchen/breakfast room with Upvc double glazed windows to side and rear aspect. Modern fitted kitchen with excellent range of base, wall and drawer units in cream finish. Polished granite worktops with matching splash backs and inset stainless steel sink with mixer tap. Integral eye-level NEFF electric oven and matching microwave with plate warming drawer under. Integral NEFF induction hob with large modern glass and stainless steel cooker hood over. Integral dishwasher. Space for fridge/freezer. Space and plumbing for washing machine. Central heating radiator. Quality Karndean wood effect flooring. Fitted solid oak breakfast bar. Upvc part glazed door to side and garden.

BEDROOM 1

14' 1" x 11' 11" (4.29m x 3.63m) (max) Spacious double aspect master bedroom with Upvc double glazed windows to side and rear aspect with outlook over the garden. Coved ceiling. Central heating radiator. Telephone point. Sliding mirror doors to large double wardrobe complete with hanging rail and shelf. Quality Italian wood effect flooring. Door to en-suite.

EN-SUITE

8' 3" x 5' 6" (2.51m x 1.68m) (plus deep door recess) Attractive and modern en-suite with Upvc double glazed window to side aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Large tiled shower enclosure with glass doors and mixer shower. Electric chrome ladder style heated towel rail. Recessed spotlighting. Underfloor heating.

BEDROOM 2

12' 0" x 10' 9" (3.66m x 3.28m) Further spacious double bedroom with Upvc double glazed window to side aspect. Central heating radiator.

BEDROOM 3

11' 10" x 11' 7" (3.61m x 3.53m) (max) Double bedroom with Upvc double glazed window to front aspect. Central heating radiator. Telephone point.

BATHROOM

8' 3" x 6' 11" (2.51m x 2.11m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin, bath with tiled surround, and tiled shower enclosure with glass door and mixer shower. Part tiled walls. Central heating radiator. Recessed spotlighting.

OUTSIDE

FRONT

Large front garden laid to lawn and edged with beds stocked with mature plants and shrubs. Driveway offering parking for up to three vehicles leading to attached single garage.

GARAGE

16' 2" x 9' 6" (4.93m x 2.9m) (max) Up and over door to garage with light and power. Range of fitted worktops offering utility area with inset stainless steel sink. Space for dryer. Eaves storage. Window and part glazed pedestrian door to rear.

REAR GARDEN

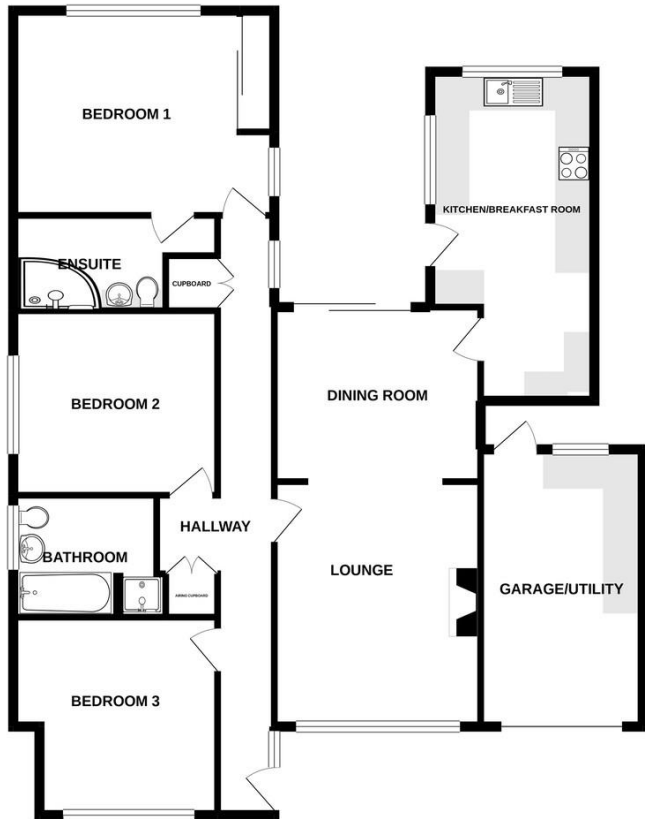
Attractive rear garden with paved courtyard area leading to a further garden area laid to lawn with a patio area laid to decorative gravel. Pathway leading to side access and further pathway to rear of garage. Outside tap.

AGENTS NOTES

The property is Freehold.
Council Tax Band: D

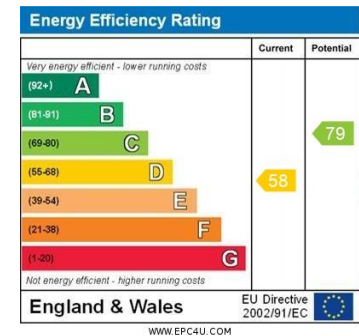


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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