



East of **EXE**  
ESTATE AGENTS

Knights Crescent  
Exeter OIEO £450,000

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A beautifully presented four-bedroom detached home situated in a quiet cul-de-sac, this property has been thoughtfully updated throughout. With a new System Six kitchen, fresh paintwork, and new carpeting, it offers a modern, move-in-ready opportunity for buyers. Spacious living areas, a versatile conservatory, and a well-designed garden complete this delightful home, conveniently located within walking distance of local amenities and excellent transport links.

Detached Home | Four Bedroom with Master En-Suite | Spacious Open Planned Lounge Diner | Newly Installed 'System Six' Kitchen | Conservatory | Utility Room | Family Bathroom | Downstairs Cloakroom | Garage and Off Road Parking | Rear Garden

## LOCATION

Nestled within a peaceful cul-de-sac, this property enjoys an enviable position with excellent connectivity. A short walk leads to Digby railway station, making commuting effortless. Nearby, Tesco and The Rydons Retail Park provide ample shopping options, while families will value the closeness of Clyst Heath Nursery and Community Primary School. Rugby enthusiasts can enjoy the excitement of Sandy Park, home to Exeter Chiefs Rugby Club. Additionally, the property offers excellent connectivity to major routes, with easy access to the A30, M5, and Exeter city centre.



## DESCRIPTION

This four-bedroom detached property offers contemporary style and comfort, having undergone recent renovations to create a bright and welcoming living environment. The ground floor features a spacious, open-plan lounge and dining area, ideal for both relaxation and entertaining. A bay window at the front enhances the lounge's natural light, while a central fireplace adds a focal point of warmth and charm. Patio doors from the dining area lead directly to the garden, seamlessly blending indoor and outdoor spaces.

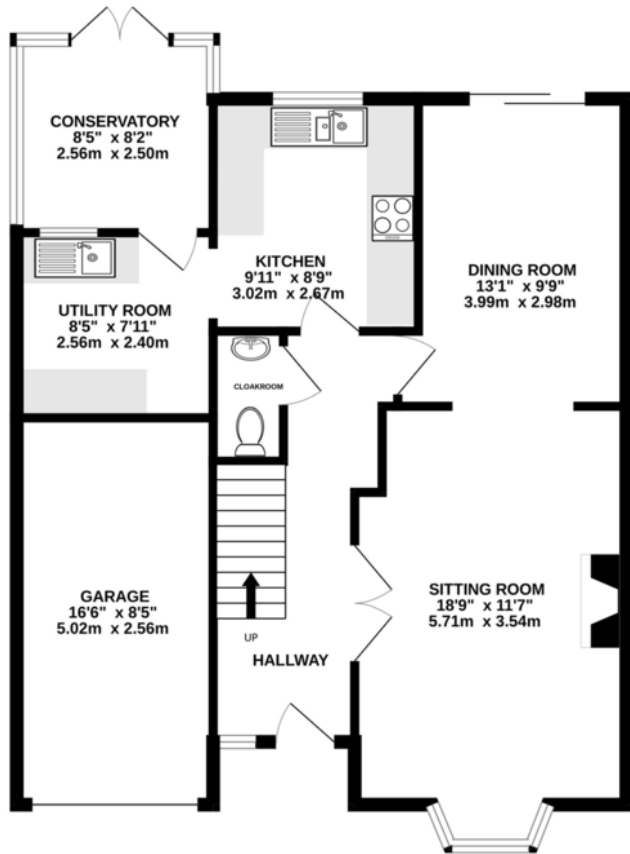
The brand-new kitchen, supplied by System Six, is a highlight, showcasing sleek cabinetry, high-quality finishes, and a practical layout. This space connects to the utility room, which mirrors the kitchen's modern design. The adjoining conservatory, accessible from the utility room, offers additional versatility and opens directly onto the rear garden. Completing the ground floor is a convenient cloakroom located under the stairs. Upstairs, the property boasts four well-proportioned bedrooms with a master en-suite, each freshly repainted and recarpeted to provide a cohesive and inviting atmosphere. The family bathroom is fitted with a bath and overhead shower, a w.c, and a wash basin, catering to all household needs.



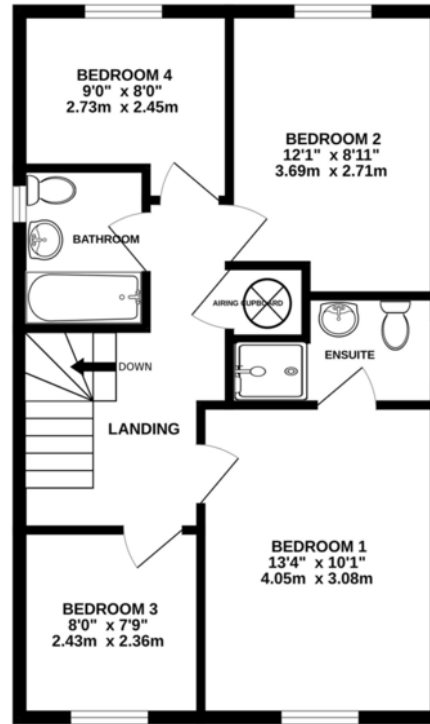
## GARDEN AND GROUNDS

The property benefits from a garage situated alongside the house, complemented by ample parking to the front. The rear garden provides a blank canvas for personalization, featuring a wide decking area directly accessible from the house, a side decked patio, and an artificial lawn for easy maintenance. A raised, gravelled garden bed at the rear adds structure to the outdoor space.





1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 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



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