





FULL DESCRIPTION We are proud to bring to market this beautifully presented 4 bedroom family home. The kitchen in the stunning property is the hub of the house, better described as a family room as there is more than enough space for a large family dining table and additional sofa's and furniture. The kitchen has French doors which open out on to the large sunny garden. As there is no one located behind the property the garden is completely private and not over looked at all. The kitchen also gives access to the utility room.

The living room is extremely spacious with a large bay window and a further 2 windows allowing light to flood the room making it a light and airy space.

On the first floor you have access to beautiful rooms filled with light and a spacious family bathroom which has newly fitted wall to wall mirrors. The master bedroom has built in wardrobes and access to the En-suite.

The property comes with a garage and a long drive way allowing parking for 2 cars.

The property is located in a popular development that has access to great local amenities with shops, schools and access to the Exeter chiefs rugby ground on your doorstep. There is also easy access to the M5. The property has great transport links with a train station only 2 minutes walk away which takes you to local coastal towns.

Click on the virtual tour and walk yourself through this amazing property.

ENTRANCE HALL Great sized entrance hall with



access to a storage cupboard perfect for jackets and shoes. The entrance hall gives access to the ground floor rooms.

LIVING ROOM 21' 1" x 11' 1" (6.43m x 3.38m)

Fantastic sized room with lovely bay window and a further 2 large windows allowing light to flood the room making it feel extremely spacious and light.

KITCHEN/ DINER 21' 1" x 15' 6" (6.43m x 4.74m)

The kitchen/diner is the hub of this house - the stylish kitchen design allows more than enough storage for your kitchen essentials. The additional space in the kitchen allows a large family dining table and chairs and space for sofa's and additional furniture. This fantastic social space gives access to the utility room and sunny back garden.

LAUNDRY ROOM 6' 1" x 5' 9" (1.86m x 1.75m) Great addition to the kitchen with space for washing machine and tumble dryer and additional worktop space. The utility room is home to the combi boiler.

DOWNSTAIRS TOILET 5' 10" x 3' 2" (1.8m x 0.97m)

Spacious cloakroom consisting of a WC and hand wash basin.

MASTER BEDROOM 9' 8" x 11' 9" (2.95m x 3.58m)

The master bedroom is a large double room. The bedroom has 2 windows which makes the room very light and airy. There are large built in wardrobes and access to a spacious En-suite.

EN-SUITE 6' 7" x 4' 3" (2.01m x 1.3m) Spacious En-



suite consisting of a WC, hand wash basin and double shower. The bathroom has a window for extra ventilation.

FAMILY BATHROOM 6' 7" x 6' 2" (2.01m x 1.88m)

Spacious family bathroom consisting of a WC, hand wash basin and a bath. The bathroom has a window for extra ventilation.

BEDROOM 2 12' 1" x 10' 3" (3.68m x 3.13m)

Bedroom 2 is a large double room with large window







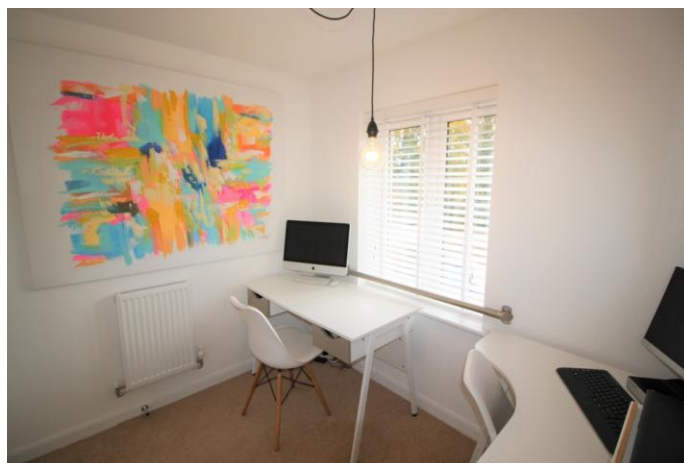
and built in wardrobes.

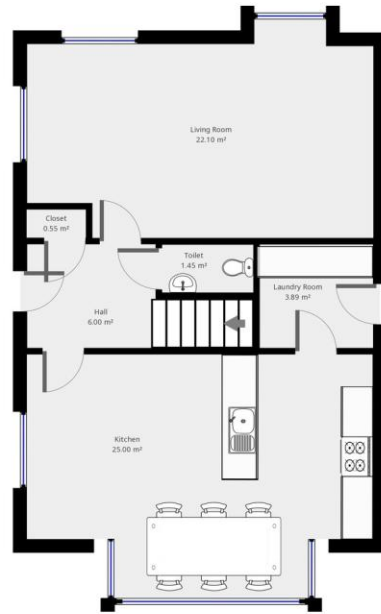
BEDROOM 3 12' 5" x 8' 9" (3.78m x 2.67m) Another spacious double bedroom with large window.

BEDROOM 4 8' 6" x 7' 1" (2.59m x 2.16m) Fantastic sized single room currently set up as an office with access to an additional storage cupboard.

GARDEN Spacious fully enclosed garden with large grassed area perfect for pets and children. The garden also has a patio area perfect for al fresco dining and family BBQs. The garden with this property is particularly special as it's completely private and not overlooked at all.

GARAGE AND OFF ROAD PARKING The long driveway allows parking for 2 cars and gives access to the garage.





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