





FULL DESCRIPTION This beautifully presented 4 bed detached property makes a fantastic family home. Tucked away in a quiet cul de sac backing beautiful open fields but only 5/10 minutes from the centre of Exeter this really is an idyllic location. There is fantastic transport links available and a train station only minutes away.

This beautiful home is fully gas central heated with a new boiler and has double glazed windows and patio doors.

The property consists of a spacious ground floor with great sized living room/diner with large window on the far side and patio door and additional window on the other the triple aspect allows light to flood the room.

The kitchen has modern walnut fitted units and new flooring with plenty of storage cupboards for those kitchen essentials. There is ample space for appliances and off of the kitchen there is another lounge area. The kitchen also gives access to the integral garage which has had multiple uses over the years such as a play room, a bedroom and a man cave. There is also a downstairs cloakroom.



On the first floor of the property we have the bedrooms and family bathroom.

The master bedroom is truly special. It's a great size as it runs the depth of the whole house and very light and airy thanks to the large dual aspect windows. There are also built in wardrobes and dressing table - this is a beautiful room. The master bedroom gives access to the en-suite that consists of a WC, hand wash basin and shower. The en-suite has a window for additional

ventilation.

Bedroom 2 is a fantastic sized double room with large window overlooking the back garden.

Bedroom 3 is another good sized double room.

Again bedroom 4 is another double room. Having the 4 double rooms in the property is a real benefit.

The property comes with great outdoor space. The garden is fully enclosed and has a patio area perfect for BBQs and Al fresco dining and there are an arrangement of mature shrubs and fruit tree's. The fields behind mean the garden is very private and not overlooked. The garden comes complete with hot tub and there is a garden shed in situ.

There is a small garden to the front of the property and a driveway which comfortably fits 2 cars.

LIVING ROOM/ DINER 21' 9" x 12' 11" (6.63m x 3.96m) Spacious living room with a large double glazed window and french doors on each side giving it a triple aspect. The back of the living room makes a fantastic dining space and overlooks the garden. There is a beautiful real flame fire in the living room making it lovely and cosy on winter evenings.

KITCHEN/ SECOND LIVING ROOM 12' 2" x 21' 3" (3.73m x 6.48m) Modern fitted kitchen with lots of storage cupboards for those kitchen essentials. The kitchen gives access to an additional lounge and the integral garage.

An additional lounge attached to the kitchen, this makes a fantastic family space.



INTEGRAL GARAGE 8' 7" x 17' 4" (2.64m x 5.29m) Up and over door (presently Sealed up) with leaded upvc double glazed window and half glazed door to rear garden, power and lighting and new gas boiler. Utility area with stainless steel single drainer sink unit, work surface, cupboard, plumbing and space for washing machine.

MASTER BEDROOM 17' 7" x 8' 11" (5.36m x 2.72m) The master bedroom is a great sized double room running the depth of the house. With 2 large windows.







The master gives access to built in wardrobes and to the en-suite.

EN-SUITE The en-suite is a great size with a particularly large power shower, a WC and a hand wash basin.

BEDROOM 2 9' 4" x 10' 1" (2.86m x 3.08m) Bedroom 2 is a good sized double room with large window and integrated wardrobes.

BEDROOM 3 8' 5" x 10' 0" (2.58m x 3.07m) Bedroom 3 is a good sized double room with large window overlooking the garden.

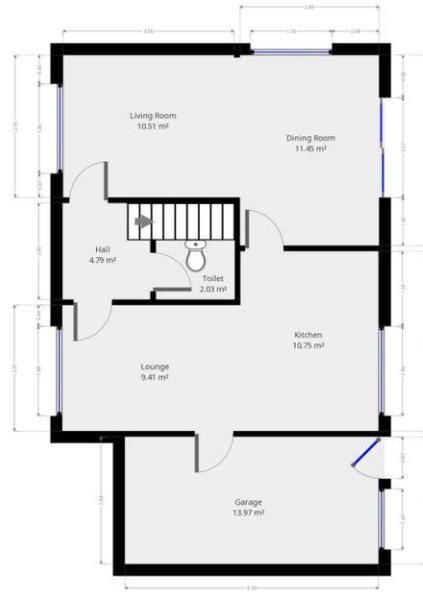
BEDROOM 4 8' 7" x 10' 5" (2.63m x 3.20m) Bedroom 4 is a good sized double room with large window.

BATHROOM The family bathroom consists of a WC hand wash basin and bath tub with shower overhead.

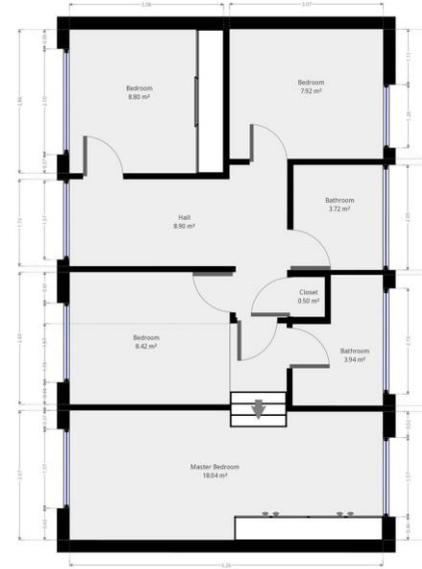
GARDEN The garden is a fantastic space with stunning patio area, hot tub and garden shed.

PARKING There are 2 off road parking spaces available.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SINCERELY DISCLAIMS ANY WARRANTY INCLUDING WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SINCERELY DISCLAIMS ANY WARRANTY INCLUDING WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

%epcGraph_c_1_381%