



East of **EXE**
ESTATE AGENTS

Betony Rise
Exeter OIEO £550,000

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Located in a sought after quiet cul de sac close to all local transport links and amenities, this extended, detached family home boasts ample entertaining space including 2 reception rooms and a good sized kitchen/dining room, conservatory/garden room, study and cloakroom. Upstairs is divided into two with 4 bedrooms and 2 bathrooms on one side and a further guest room with en-suite above the garage. Outside are beautifully kept front and rear gardens and driveway parking for several cars that leads to the integral double garage.

Detached | 5 Bedrooms

| 3 Bathrooms (2 Ensuite) | 2 Reception Rooms

| Separate Study | Conservatory

| Kitchen/Dining Room | Cloakroom

| Front and Rear Gardens | Driveway Parking

| Double Garage

Approach

Driveway parking with paved path leading past the lawn front garden with front door opening into:-

Entrance Hall

Carpeted hallway with two pendant lights, radiator, stairs to first floor landing with storage under and doors to most rooms.

Cloakroom

Double glazed frosted window to front aspect. Suite comprising close couple WC, corner wash hand basin, wood flooring, radiator and ceiling light.

Reception Room

Dual aspect room with double glazed bay window to front over front garden and double glazed sliding doors to rear onto rear garden. Fireplace with wood effect gas fire, two radiators, two ceiling lights and double doors into:-

Reception Room 2 and Conservatory

Triple aspect conservatory with double glazed windows to rear and both sides with fitted pull down blinds, double glazed French doors to rear onto garden, wall lights and open arch into reception room two with radiator, pendant light and door into hallway.

Kitchen/Dining Room

Two double glazed windows to rear over garden. Range of wooden wall and base units with black laminate work tops over, inset one and half bowl sink



and drainer, built in eye level double oven and four ring gas hob with extractor fan over, dishwasher, under counter fridge and strip light, archway into dining area with double glazed sliding double doors onto rear garden, continued tiled flooring, radiator, door into double garage and stairs to first floor Bedroom Two with storage under.

Study

Double glazed windows to front over garden and drive, radiator, pendant light and built in cupboards.

Landing One

Carpeted stairs from entrance hall lead to the main landing with linen cupboard, loft hatch with pull down ladder to boarded loft, pendant light and doors to all bedrooms

Bedroom One

Double glazed window to front over garden, built in wardrobe, radiator, pendant light and door into :-

Ensuite

Double glazed frosted window to front aspect. Suite comprising close couple WC, vanity unit with inset wash hand basin, shower cubicle, wood effect flooring, radiator and ceiling light.

Bedroom Three

Double glazed window to front over garden and drive, radiator, built in wardrobe and central pendant light.

Bedroom Four

Double glazed to rear over garden, radiator and ceiling light.

Bedroom Five

Double glazed window to rear over garden, built in wardrobes, radiator, and ceiling light.

Family Bathroom

Double glazed frosted window to rear aspect. Suite comprising close couple WC, vanity unit with inset wash hand basin, bath with tiled surround and shower attachment. Corner shower cubicle, stainless steel towel rail radiator, wood flooring and spot lights.

Landing Two

Carpeted stairs from dining room rise to landing with ceiling light and door into :-

Bedroom Two

Dual aspect room with double glazed window to rear over garden and velux window to front, radiator, eaves storage, ceiling light and door into:-

Ensuite

Velux window to front aspect. Suite comprising close couple WC, wall hung wash hand basin, shower cubicle, towel rail radiator, wood effect flooring and ceiling light.

Gardens

To the rear of the property the south west facing, mainly laid to lawn gardens has an array of mature plants and shrubs to create privacy, large patio seating area which can be accessed via the Kitchen/Dining Room, gated access, outside tap, large shed and access around either side to the front garden.

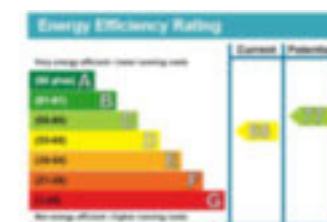
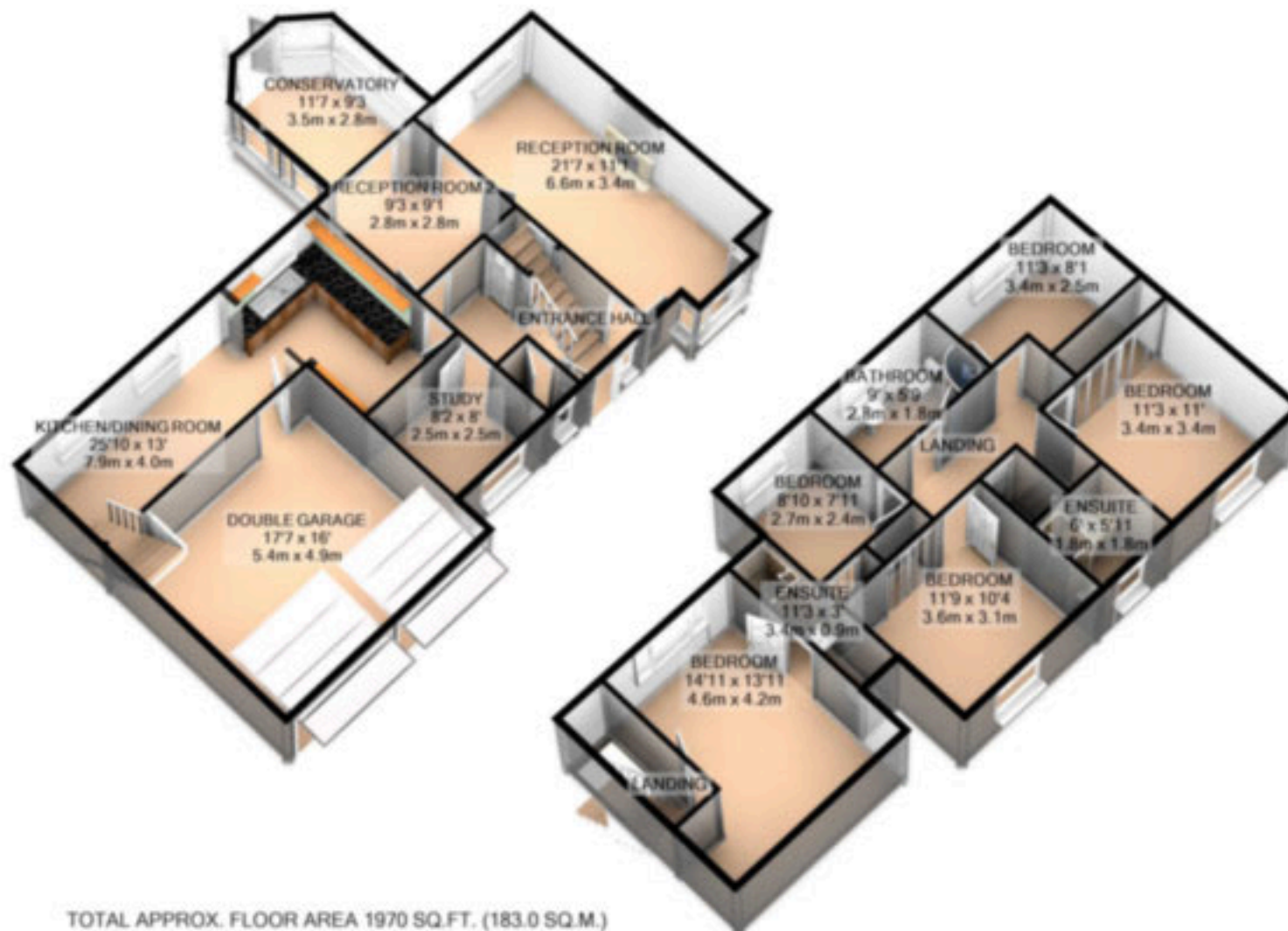
Parking

Driveway parking for several cars.

Double Garage

Two up and over doors to front onto driveway, space and plumbing for washing machine, power and lighting. Built in storage cupboards and shelves.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.