



East of 
ESTATE AGENTS

Albatross Road

Rydon Lawns, Exeter £550,000

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Situated in a highly desirable residential area on the eastern side of the city, adjacent to Old Rydon Lane, this superb detached spacious home comprises five bedrooms, two/three reception rooms, wonderful open plan kitchen/breakfast room and family room, dining room, study, with three bathrooms (two ensuite) and a ground floor cloakroom. Double width driveway allows plenty of convenient parking in front of the detached double garage, attractive enclosed gardens all convenient for the local train station, road networks and bus services.

- Detached | Five bedrooms | Three reception rooms
- | Wonderful open plan kitchen/breakfast room and family room
- | Two en-suite bedrooms | Attached double garage
- | Driveway with parking for several vehicles
- | Well presented generous sized garden
- | Walking distance to train link

Approach

Paved pathway to covered entrance canopy with modern composite front door to entrance hallway. Outside light.

Entrance Hall

Attractive carpeted entrance hallway with Upvc double glazed window to front aspect. Stairs to first floor. Central heating radiator. Door to downstairs storage cupboard. Doors to study, lounge, dining room, family/kitchen/breakfast room and cloakroom.

Cloakroom

Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and pedestal corner hand wash basin. Central heating radiator. Wood effect flooring.

Study

Upvc double glazed window to front aspect. Central heating radiator. Telephone point.

Lounge

Light and spacious room with Upvc double glazed French doors and full height windows to rear aspect with outlook over the garden. Feature fireplace with modern inset electric fire. Central heating radiator.

Dining Room

Further light and spacious room with feature Upvc double glazed bay window to front aspect. Central heating radiator.

Kitchen/Breakfast/Family Room Family Area

Wonderful open area linked to the kitchen/breakfast room - perfect for family gatherings and entertaining. Large feature rear bay with Upvc double glazed French doors and full height Upvc double glazed windows to side and rear aspect with outlook over the garden. Central heating radiator. Tiled floor.



Kitchen/Breakfast Room Area

Attractive room Upvc double glazed window to rear aspect. Modern fitted kitchen with excellent range of base, wall and drawer units in hi gloss cream finish. Wood effect worktop with matching splashback and inset composite sink with mixer tap. Built-in eye level electric double oven and integral six ring gas hob with stainless steel splash panel and cooker hood over. Integral dishwasher. Space for American style fridge/freezer. Matching centre island with cupboards under and breakfast bar area. Central heating radiator. Concealed worktop lighting. Recessed spotlight. Double doors to storage cupboard. Door to dining room and utility room.

Utility Room

Range of matching base and wall units with wood effect worktop and inset stainless steel sink. Space and plumbing under for washing machine and dryer. Matching tiled floor. Wall cupboard housing gas central heating boiler. Central heating radiator. Upvc double glazed door to side access.

First Floor Landing

Stairs from entrance hallway to spacious and attractive gallery style landing. Hatch to loft space. Central heating radiator. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms and bathroom.

Bedroom 1

Light and spacious double aspect master bedroom with Upvc double glazed windows to front and side aspect. Central heating radiator. Range of built-in wardrobes complete with hanging rails and shelving. Door to en-suite.

Ensuite

Upvc double glazed window to side aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin, bath with central mixer tap and double tiled shower enclosure with glass sliding door and mixer shower. Ladder style central heating radiator. Extractor fan. Shaver point. Tiled floor.

Bedroom 2

Further spacious bedroom with Upvc double glazed window to rear aspect. Range of built-in wardrobes complete with hanging rail and shelving. Door to en-suite.

Ensuite

Upvc double glazed window to rear aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin and large tiled shower enclosure with glass sliding door and mixer shower. Extractor fan. Tiled floor. Shaver point. Ladder style central heating radiator.

Bedroom 3

Upvc double glazed window to front aspect. Central heating radiator.

Bedroom 4

Upvc double glazed window to rear aspect with outlook over the garden. Built-in wardrobe complete with hanging rail and shelf. Central heating radiator.

Bedroom 5

Upvc double glazed window to front aspect. Central heating radiator.

Bathroom

Upvc double glazed window to rear aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin, bath with tiled surround and central mixer tap, tiled shower enclosure with glass door and mixer shower. Extractor fan. Shaver point.

Outside Front

Attractive low maintenance front garden area enclosed by railings and laid to decorative stones and hedging. Path to front entrance. Tarmac double driveway offering parking for several vehicles leading to double garage.

Garage

Large attached double garage with twin up and over doors. Light and power. Pedestrian door to rear garden.

Rear Garden

Good sized level rear garden laid mainly to lawn with paved patio areas and edged with borders stocked with mature plants and shrubs. Further garden area





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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.