

naomi j ryan  
estate agents



£350,000

Freehold



## Florence Way,

Hill Barton, Exeter, EX1 3FW

VIRTUAL VIEWING AVAILABLE - A well presented four bedroom detached house located in this highly convenient and well regarded residential area offering excellent access to Sowton, The MET Office and links to the M5 & A30. The property has a light and spacious feel throughout and enjoys an open aspect to the front. The accommodation comprises entrance hall, living room, dining room/study, kitchen/breakfast room, utility and cloakroom to the ground floor. Four good sized bedrooms, master ensuite shower room and a family bathroom are situated to the first floor. Outside the property offers a good sized and fully enclosed garden with scope for development/improvement and a single garage with driveway. Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale with no onward chain and highly recommend internal viewing.

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

## ACCOMMODATION

- Detached Family Home
- Four Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Living Room
- Kitchen/Breakfast Room
- Dining Room/Study
- Utility & Cloakroom
- Single Garage & Driveway
- Enclosed Lawned Rear Garden

The accommodation comprises  
(all measurements are approximate):

### ENTRANCE HALL

Stairs to first floor. Radiator. Doors into:

### LIVING ROOM 12'7" x 10'7" (3.84m x 3.25m)

Log effect fire with brick effect surround and decorative mantle. Television and telephone points. Radiator. Double glazed window to the front aspect.

### DINING ROOM/STUDY 10'0" x 9'8" (3.07m x 2.97m)

Under stairs cupboard. Radiator. Double glazed window to the front aspect.



**KITCHEN/BREAKFAST ROOM 19'8" x 9'9" (6.00m x 2.99m)**

Fitted with a range of matching wood effect wall and base units with drawers and roll edge work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Four ring electric hob with extractor hood over. Electric oven. Space for dishwasher and under counter fridge and freezer. Radiator. Wood effect flooring. Double glazed window to the rear aspect. Double glazed French doors offering access to the rear aspect. Door into:

**UTILITY 5'10" x 5'5" (1.79m x 1.67m)**

Wood effect wall unit housing EON District exchange unit. Roll edge work surface with space for washing machine underneath. Radiator. Wood effect flooring. Obscure double glazed door to the side of the property. Door into:

**CLOAKROOM**

Suite comprises pedestal wash hand basin and WC. Radiator. Wood effect flooring. Obscure double glazed window.

**FIRST FLOOR LANDING**

Access to loft space. Cupboard with slatted shelves. Radiator. Double glazed window to the side aspect. Doors into:

**MASTER BEDROOM 11'5" x 11'1" (3.49m x 3.39m)**

Radiator. Double glazed window to the rear aspect. Door into:

**ENSUITE SHOWER ROOM**

Suite comprises fully tiled shower cubicle with wall mounted shower over, pedestal wash hand basin with tiled splash backs and WC. Extractor fan. Wood effect flooring. Obscure double glazed window.

**BEDROOM TWO 11'5" x 9'0" (3.50 x 2.75m)**

Radiator. Double glazed window to the front aspect.

**BEDROOM THREE 9'7" x 9'3" (2.94 x 2.82m)**

Radiator. Double glazed window to the front aspect.

**BEDROOM FOUR 8'10" x 6'3" (2.70 x 1.93m)**

Radiator. Double glazed window to the rear aspect.

**FAMILY BATHROOM**

Suite comprises bath with wall mounted shower over and tiled surround, pedestal wash hand basin with tiled splash backs and WC. Extractor fan. Radiator. Wood effect flooring. Obscure double glazed window.

**OUTSIDE**

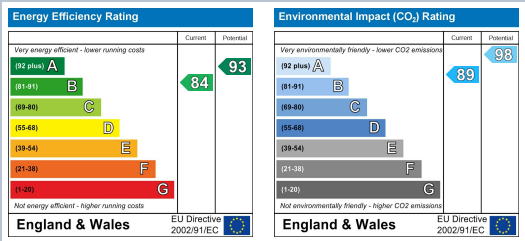
A good sized and fully enclosed garden which is laid to lawn with paved patio area and border for planting. Side access to the garage and front of the property.

**GARAGE**

Up and over door. Storage potential into the eaves. Power and lighting. Courtesy door.

**VIEWING ARRANGEMENTS**

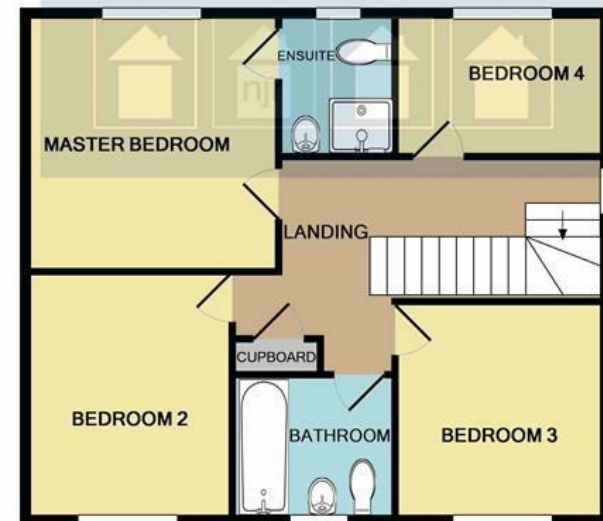
Strictly by appointment with Naomi J Ryan Estate Agents.





GROUND FLOOR

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1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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