



East of **EXE**
ESTATE AGENTS

Dotten Close

Barton Grange, Exeter £335,000

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We are delighted to be bringing to the market this superb 4 bedroom detached house in the sought after Barton Grange development, located in the middlemoor area of the city. The property was extended by the current owner some time ago to create a larger sitting room/dining room which leads to the level rear garden, further accommodation on the ground floor comprises a WC cloakroom, study, kitchen, garage and parking for several cars. On the first floor the property offers 4 double bedrooms, one of which is ensuite and a family bathroom.

Detached | 4 Bedrooms

| Double Reception Room

| Modern Kitchen with fitted | Study

| 2 Bathrooms (1 Ensuite)

| Downstairs Cloakroom | Enclosed Rear Garden

| Parking for several cars | Garage

Approach

Fenced front garden with pebbled seating area, outside tap/shower, planted flower beds housing a variety of mature plants and shrubs, covered porch with courtesy light and modern composite front door opening into:-

Entrance Hall

with wall mounted radiator, tiled flooring, two ceiling lights, stairs to first floor landing with storage cupboard under and doors to all rooms.

Kitchen

Double glazed window to front aspect. Range of white fronted wall and base units with black laminate work tops over, inset ceramic sink and drainer, oven with 4 ring electric hob and extractor hood over, built in fridge/freezer, dishwasher and washing machine, tiled flooring, spot lighting and cupboard housing combination boiler.

Study/ Bedroom

Double glazed window to front over garden, wall mounted radiator and ceiling light.

Cloakroom

Double glazed frosted window to side aspect. Suite comprising close coupled WC, vanity unit with inset wash hand basin, wall mounted



radiator, cupboard housing switch board, tiled flooring and ceiling light.

Reception Room/Lounge

Carpeted room with two large archways creating an extension to the dining room/reception room 2, two ceiling lights and wall mounted radiator.

Reception Room2/ Dining Room

Dual aspect room with double glazed windows to rear and side and two french doors opening onto the enclosed rear garden. Wall mounted radiator and two ceiling lights.

Landing

Carpeted landing with double glazed frosted window to side aspect. Wall mounted radiator, loft hatch, ceiling light and doors to all bedrooms.

Bedroom 1

Double glazed window to front aspect, built in wall to wall wardrobes with central vanity unit, ceiling light, wall mounted radiator and door into:-

Ensuite

Double glazed frosted window to side aspect. Suite comprising close coupled WC, vanity unit with inset wash hand basin, shower cubicle, tiled walls and floors, stainless steel towel rail radiator, extractor fan and spot lights.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Double glazed window to front aspect. Wall mounted radiator and ceiling light.

Bathroom

Double glazed frosted window to side aspect. Suite comprising close coupled WC, vanity unit with inset wash hand basin, bath with shower over, tiled walls and floors, stainless steel towel rail radiator, extractor fan and ceiling light.

Garden

To the rear of the property is the enclosed garden with planted bordered housing a variety of mature plants and shrubs, artificial lawn area, patio seating, gated side access and pedestrian door into garage.

Parking

Driveway parking for 3 cars leads to:-

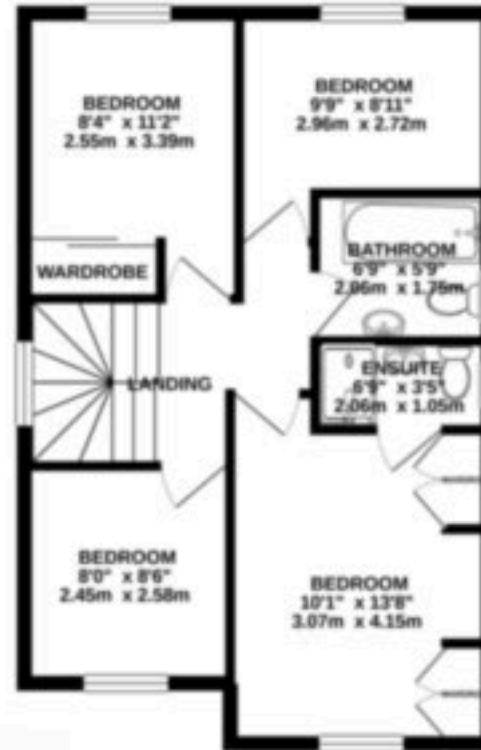
Garage

Brick built garage with electric up and over door to front and pedestrian door to side into garden.

Nb

At the end of the property's garden is the single track branch train line to Exmouth.





TOTAL FLOOR AREA: 1148 sq. ft. (106.3 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, columns, 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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.