

BROADFIELDS ROAD , EXETER, EX2 5RF

OFFERS IN EXCESS OF £400,000



Broadfields Road

- Attractive & Spacious Semi Deatched House
- Newly Renovated Open Plan Kitchen
- Rear Kitchen Extension
- Rear Extension Bedroom / Family Room
- Downstairs WC / Shower Room
- Driveway With Ample Parking
- Lanscaped Garden
- Timber Garden Room - Multi Use
- Modern Family Bathroom
- NO CHAIN

A superb four-bedroom extended semi-detached house presented in excellent decorative order throughout and located within the popular and well-established residential area of Broadfields. This highly desirable area offers convenient access to a regular bus service, well-regarded schools, City Centre, and the major road network surrounding the city. The property enjoys an elevated position with a pleasant southerly aspect and enclosed garden.

APPROACH Covered entrance with modern part glazed composite door to entrance hallway.

ENTRANCE HALLWAY Bright and attractive entrance hallway with two full height Upvc double glaze windows to front aspect with obscure glass. Solid wood flooring. Large inset mat. Radiator. Stairs to first floor. Part glazed doors to lounge and kitchen/dining room.



LOUNGE Spacious room with large Upvc double glazed window to front aspect. Ornate coving. Recess spotlights. Radiator. Quality wood effect laminate flooring. TV and telephone points.

OPEN PLAN DINING/KITCHEN/BREAKFAST ROOM Wonderful open plan room featuring;

DINING AREA Spacious dining area with matching quality solid wood flooring. Large Upvc double glazed window and door to garden. Modern vertical radiator. TV and telephone points.

KITCHEN/BREAKFAST AREA Attractive kitchen/breakfast room area with a large glass lantern ceiling window. Matching quality wood flooring. Modern fitted kitchen with excellent range of base, wall and drawer units in a high gloss combination of black and white finish. Granite worktops with matching upstands and inset composite sink. Built-in electric eye level NEFF double oven. Integral SMEG dishwasher and washer/dryer. Further under worktop space for slimline appliance. Space for freestanding fridge/freezer. Two modern vertical radiators. Centre island with matching base units in high gloss black finish with granite worktop with inset NEFF induction hob and modern stainless steel cooker hood over, including breakfast bar area. Recess spotlights. Further Upvc double glazed full height window and Upvc double glazed door to garden.



Door to under stair cupboard complete with shelving. Doors to shower room and further reception room/fourth bedroom.

RECEPTION ROOM/FOURTH BEDROOM Useful multi-use room with Upvc double glazed windows to side and rear aspect. Quality wood effect vinyl flooring. Radiator.

INNER LOBBY Door from kitchen leads through to a small inner lobby with door to downstairs shower room.







DOWN STAIRS SHOWER ROOM Modern shower room with suite comprising; low level w.c., pedestal hand wash basin and glass sliding door to large tiled walk-in shower enclosure with electric shower over. Recess spotlights. Extractor fan. Chrome ladder style radiator.

BEDROOM ONE Lovely spacious master bedroom with large Upvc double glazed window to front aspect. Recess spotlights. Radiator. Sliding doors to fitted wardrobes complete with hanging and storage system plus TV point.

BEDROOM TWO Further double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Door to built-in cupboard complete with hanging rail and shelving. TV point. Radiator.

BEDROOM THREE Good size single bedroom with Upvc double glazed window to front aspect. Radiator. Door to over stair built-in storage cupboard housing Worcester gas boiler and shelving.

FAMILY BATHROOM Attractive fully tiled bathroom with Upvc double glazed windows to side and rear aspect with obscure glass. Modern white bathroom suite comprising; low level w.c., twin hand wash basins set in vanity unit with large drawer under and bath with tiled surround, glass screen and mixer shower over. Mirror with feature lighting. Chrome ladder style radiator. Recess spotlights. Extractor fan.

GARAGE / STORAGE SPACE Roller style garage door to reduced size garage with light and power.

DRIVEWAY Large block paved driveway offering parking for a number of vehicles leading to a reduced size garage/store.

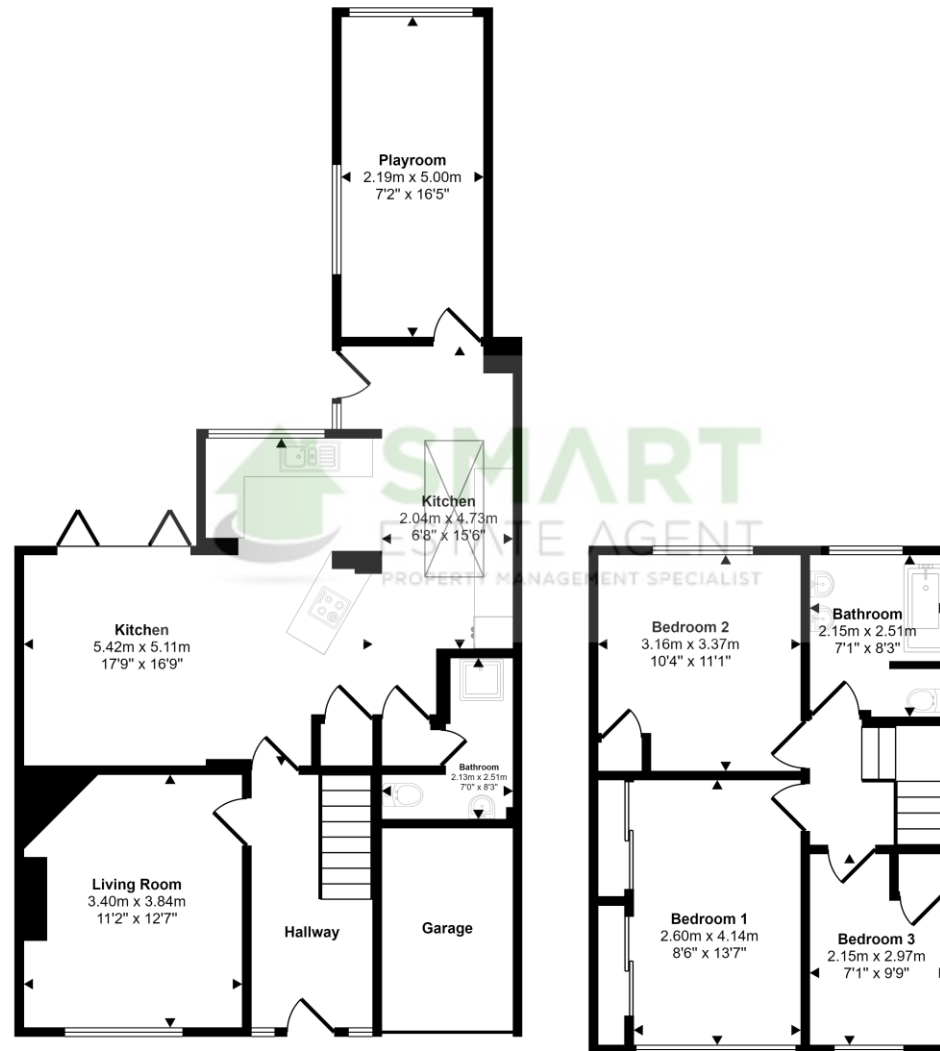
REAR GARDEN Generous sized split level rear garden with pleasant southerly aspect comprising; area laid to artificial grass adjoining the rear of the property with four steps leading up to a further garden laid mainly to lawn and edged by a border stocked with a variety of plants and shrubs. Three further steps lead up to a large composite decked sun terrace with lighting and power points - perfect for entertaining.

MULTI-USE GARDEN ROOM Quality constructed and fully insulated timber garden room with Upvc double glazed doors opening onto the garden. Light and power. TV point. Serving hatch. Covered side storage area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
121 sq m / 1303 sq ft



Ground Floor
Approx 79 sq m / 854 sq ft

First Floor
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.