



Well presented three bedroom semi detached house set in a desirable residential area of the village of Alphington, within easy access to all local amenities, city of Exeter and business park. This delightful property has been newly updated by the current owner including new decor, floorings, kitchen and bathroom. The property has an attractive split level garden, single garage and driveway parking for up to two vehicles. Chain Free.

Hawthorn Way
Alphington O.I.E.O. £295,000

West of 

Hawthorn Way Exeter £295,000

Well presented semi detached house | Three good sized bedrooms | Spacious living room | Further spacious dining room | Newly fitted modern kitchen | Newly fitted bathroom | Enclosed split level rear garden | Attached single garage and driveway parking for up to two vehicles | Redecorated and new flooring throughout | Chain Free

PROPERTY DETAILS:

APPROACH

Part glazed Upvc front door to entrance lobby.

ENTRANCE LOBBY

Entrance lobby with coat hanging space. Telephone point. Cupboard housing utility meters. Archway to living room.

LIVING ROOM

14' 3" x 13' 9" (4.34m x 4.19m) Spacious living room with Upvc double glazed window to front aspect. Radiator. TV and telephone points. Stairs to first floor. Archway to dining room.

DINING ROOM

10' 6" x 7' 2" (3.2m x 2.18m) Further spacious room with Upvc sliding patio door to garden. Radiator. Archway to kitchen.

KITCHEN

10' 5" x 6' 2" (3.18m x 1.88m) Upvc double glazed window to rear aspect with outlook over the garden and city of Exeter beyond. Newly fitted kitchen with range of base, wall and drawer units in high gloss Taupe finish. Wood effect worktop with matching upstands and inset stainless steel sink. Integral newly fitted electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Further under worktop space for appliance.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to part boarded loft space. Door to airing cupboard housing Worcester gas combi boiler. Doors to bedrooms and bathroom.

BEDROOM 1

13' 6" x 8' 5" (4.11m x 2.57m) (max) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

BEDROOM 2

9' 6" x 7' 4" (2.9m x 2.24m) (max) Further double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens and wonderful panoramic views over the city of Exeter beyond. Radiator.

BEDROOM 3

7' 6" x 6' 7" (2.29m x 2.01m) Good sized third bedroom with Upvc double glazed window to rear aspect with wonderful panoramic views over the city of Exeter. Radiator.

BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m) (max) Upvc double glazed window to side aspect with obscure glass. Newly fitted modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround and mixer shower over. Chrome ladder style radiator.

OUTSIDE

FRONT

Three steps lead down to a small open front garden laid to gravel. Driveway to side offering parking for up to two vehicles leading to a single attached garage.

GARAGE

17' 0" x 8' 4" (5.18m x 2.54m) Up and over door to single attached garage with light and power. Window and pedestrian door to side.

REAR GARDEN

Attractive generous sized split level rear garden with level lawn edged with paved pathway and railings, and steps down to a further paved patio garden area. Outside tap.



Measurements are approximate. Not to scale. Illustration purposes only. Please visit OpenView 123456



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd, Reg. no. 07121967