





FULL DESCRIPTION A fantastic opportunity to acquire this beautifully presented 4 double bedroom detached home. The home is located in the desirable village of Alphington with close proximity to the M5, St Thomas train station and Exeter City Centre. There are excellent primary and secondary schools located close by.

The property is gas central heated and has UPVC double glazed windows throughout.

The property comprises of a great sized living room with large window overlooking the front of the home and is presented very well. There is a gas fire place in situ. There is also a second reception room and a sun room overlooking the glorious garden.

The modern fitted kitchen/diner has integrated appliances which include; dishwasher, fridge/freezer, double oven, hob and overhead extractor fan, and has been upgraded with granite worktops. There is more than enough space for a large family dining table that gives views out across the garden. There are French doors leading to an outside entertaining area, perfect for Al Fresco dining and access to the internal double garage. Also located on the ground floor there is a useful cloakroom.

On the first floor of the property we have 4 bedrooms, all of which are double rooms. The main bedroom has an ensuite and a dressing area.

The family bathroom is in fantastic condition and presented beautifully.



The property comes with a particularly large sunny garden which is fully enclosed and has mature shrubs and bushes. There are different areas including a large grass area, an area perfect for an allotment and best of all the entertaining area. The entertaining area has a large patio space, built in bar, and built in hot tub area.

The driveway has space for 6 cars and the double garage has an up and over door.

ENTRANCE HALL Large area with space for jackets and shoes.

LIVING ROOM With large window and fireplace.

RECEPTION ROOM 2 Multi-use room which is very light thanks to the dual aspect created by the living room and conservatory.

SUN ROOM Good sized area overlooking the garden.

KITCHEN/ DINER Fully fitted kitchen with integrated appliances and more than enough space for a large dining table. There is an integral door to the double garage and French doors to the outdoor entertaining area.

CLOAKROOM Consisting of a WC and hand hand wash basin.

FIRST FLOOR

BEDROOM 1 Large double room with lots of built in storage. This room gives access to the ensuite and dressing room.



ENSUITE Consisting of a WC, hand wash basin and shower.

DRESSING AREA Off of the ensuite.

BEDROOM 2 Double bedroom with integrated wardrobe.

BEDROOM 3 Double bedroom with integrated wardrobe.







BEDROOM 4 Double bedroom with integrated wardrobe.

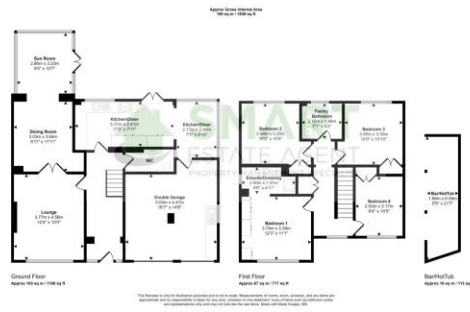
FAMILY BATHROOM Consisting of WC, hand wash basin and bath with shower overhead.

OUTSIDE SPACE The rear garden is particularly large with a grass area, allotment area and entertaining area. The entertaining area has a bar and hot tub.



DOUBLE GARAGE With light and power.





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