

JUNIPER CLOSE, EXETER, EX4 9JT

GUIDE PRICE £350,000





A generously proportioned the bedroom detached family home located in a quiet cul-de-sac area of Exeter. Modern throughout with some great additions and features ready to move straight in.

The ground floor welcomes you with an inviting entrance hallway leading to a spacious sitting room open plan to the dining room ample for a big dining table. A sleek and modern kitchen with all the essentials, and useful downstairs cloakroom.

Moving upstairs, three bedrooms await, including a large master bedroom with fitted wardrobes, all centered around a well-appointed family bathroom.

Outside, it is tucked away in a quiet cul-de-sac position, it comes with a well maintained and fully landscaped front & rear garden. There is a garage with side access from the garden and off road parking directly to the front.



Perfectly situated, this elevated residence offers the ideal blend of tranquility and convenience. Its strategic location provides easy access to the vibrant city centre, local shops, supermarkets, and hospitals. Commuting is made effortless with quick connectivity to the M5 Motorway. Well regarded schools are within walking distance including Willowbrook Primary and St James High school.

LOUNGE Spacious lounge area, large double glazed window to the front, radiator, opening to..

DINING SPACE Sizable room with ample space for large family dining table. UPVC french doors leading to rear garden.

KITCHEN Very good sized bright room, being well appointed with a modern range of white gloss fronted units comprising spacious flat edged laminate work surfaces, inset single drainer sink unit with white mixer tap, grey matching splashback area to all work surfaces, comprehensive range of base cupboard and drawers. Further matching range of eye level shelved storage cupboards, integrated & newly fitted Hotpoint oven with extractor over, space for fridge and freezer, washing machine. spotlights under eye line cupboard units, uPVC double glazed windows to rear.

CLOAKROOM Comprising of low level WC & wash hand basin. Radiator. Obscure uPVC double glazed window to side aspect.

FIRST FLOOR LANDING Storage cupboard, loft access.

BEDROOM ONE Large double bedroom. Double glazed window to the front, radiator, integral wardrobes.

BEDROOM TWO Double bedroom, wardrobe space, double glazed window to the rear, radiator.



BEDROOM THREE Single bedroom, double glazed window to the front, radiator.

FAMILY BATHROOM Modern three piece suite comprising hand wash basin, WC and bathtub with shower over & shower glass screen which has a tiles surround. Window to the rear and heated towel rail.







**GARDEN** Enclosed private garden which is fully landscaped, the garden is fully enclosed with 3 tiers which has a patio area great for socialising and dining, steps up to the artificial grass and laid lawn providing a great space for children or pets. Wooden timber out building and side access to both the front of the property and rear of the garage.

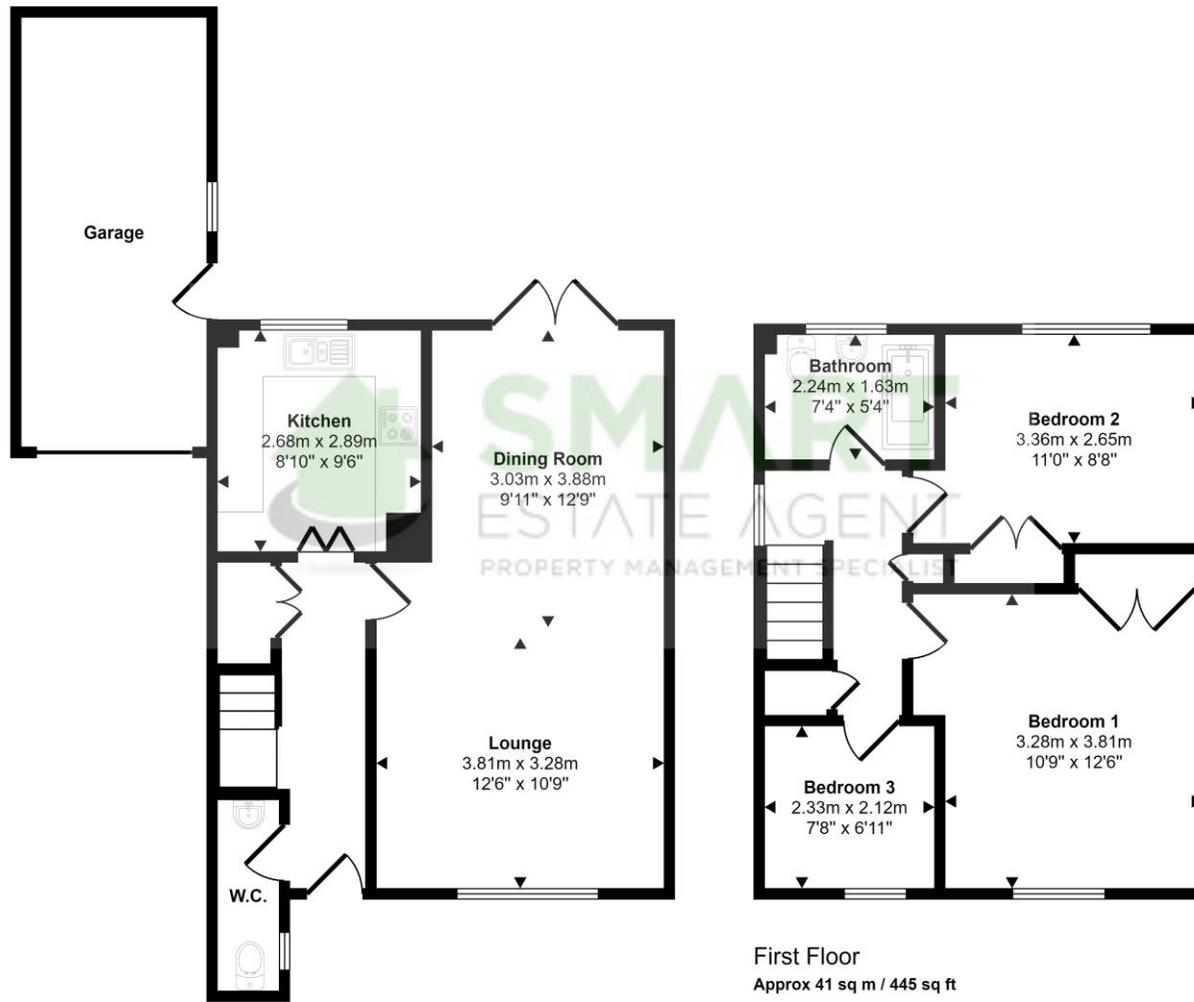
Front garden has also been landscaped with slate chippings & artificial grass keeping it low maintenance.

**GARAGE & ACCESS** To the front of the property is driveway which leads to the garage which has an electric roller door, an additional parking bay. To the side of the property is a side gate leading to the rear garden.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Approx Gross Internal Area  
99 sq m / 1071 sq ft



Ground Floor  
Approx 58 sq m / 625 sq ft

First Floor  
Approx 41 sq m / 445 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.