



West of **EXE**

**Brownlees**

Exminster

£475,000

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A substantial and truly exceptional home situated within a highly desirable residential area of Exminster and offering spacious and versatile accommodation with three ground floor reception rooms and four double bedrooms the property offers accommodation suitable for extended family living. This superb property is beautifully decorated throughout and features a spacious kitchen/breakfast room, large utility/cloakroom, large south/westerly facing garden, driveway parking for up to two vehicles and single garage.

Substantial detached home | Highly sought after area of village | Four double bedrooms | Three reception rooms | Spacious kitchen/breakfast room | Large utility/cloakroom | Study | Modern kitchen and bathrooms | Large south/westerly facing garden | Garage and driveway parking

## PROPERTY DETAILS:

### APPROACH

Paved pathway leading to covered entrance with part glazed composite door to entrance hallway. Outside light.

### ENTRANCE HALLWAY

Attractive and spacious entrance hallway with solid oak flooring. Coved ceiling. Central heating radiator. Stairs to first floor. Door to understair cupboard. Doors to utility/cloakroom, study, lounge and kitchen/breakfast room.

### UTILITY/CLOAKROOM

9' 9" x 7' 3" (2.97m x 2.21m) Large double aspect utility/cloakroom with two Upvc double glazed windows to front and side aspect with obscure glass. Central heating radiator. Matching quality solid oak flooring. Solid oak worktop with space and plumbing under for washing machine and dryer. Further base cupboard with solid oak worktop and inset ceramic Belfast style sink. Sliding doors to large double storage cupboard complete with hanging rail and shelving. Recess spotlighting.

### STUDY

9' 11" x 9' 1" (3.02m x 2.77m) (plus bay window) Further good sized room Upvc double glazed bay window to front aspect. Coved ceiling. Central heating radiator. Telephone point.

### LOUNGE

19' 1" x 11' 7" (5.82m x 3.53m) Bright attractive triple aspect room with Upvc double glazed window to front aspect, feature port hole style window to side aspect and Upvc double glazed sliding patio doors to garden. Coved ceiling. Two central heating radiators. Feature fireplace with stone mantle and hearth with inset modern wood burning stove. TV and telephone points.



### KITCHEN/BREAKFAST ROOM

19' 9" x 9' 8" (6.02m x 2.95m) Light and spacious kitchen/breakfast room with modern fitted kitchen in cream finish with excellent range of base, wall and drawer units. Granite worktop with carved drainer and inset stainless steel sink with mixer tap. Space for large slot-in Rangemaster style double cooker with wall mounted modern stainless steel cooker hood over. Integral fridge and freezer. Matching cupboard housing Valiant combination boiler. Matching quality solid oak flooring. Two Upvc double glazed windows to rear aspect with outlook over the garden and Upvc double glazed French doors. Door to family room.

### FAMILY ROOM

17' 1" x 8' 4" (5.21m x 2.54m) Spacious double aspect room with Upvc double glazed window to front and rear aspect. Central heating radiator. TV and telephone points. Recessed spot lighting.

### FIRST FLOOR

#### STAIRSLANDING

Stairs from entrance hallway to a beautiful gallery style landing. Hatch to part boarded loft space with pull-down ladder. Coved ceiling. Central heating radiator. Door to airing cupboard housing hot water tank. Doors to bedrooms and bathroom.

#### BEDROOM 1

13' 10" x 10' 11" (4.22m x 3.33m) (plus deep door recess) Spacious master bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Coved ceiling. Central heating radiator. Wall uplighting. Range of built-in bedroom furniture including wardrobes and bedside cabinets. Door to en-suite.

#### EN-SUITE

8' 1" x 6' 6" (2.46m x 1.98m) Upvc double glazed window to front aspect with obscure glass. White modern suite comprising; low level w.c., hand wash basin set in vanity unit with cupboards under, and large tiled shower enclosure with glass sliding doors and mixer shower. Coved ceiling. Extractor fan. Recess spot lighting. Chrome ladder style central heating radiator.

#### BEDROOM 2

12' 2" x 10' 5" (3.71m x 3.18m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Coved ceiling. Central heating radiator. Built-in wardrobe complete with hanging rail and shelving and connecting dressing unit. TV point.

#### BEDROOM 3

10' 4" x 7' 7" (3.15m x 2.31m) Double bedroom with Upvc double glazed window to front aspect. Coved ceiling. Central heating radiator.

#### BEDROOM 4

10' 9" x 6' 9" (3.28m x 2.06m) Attractive bedroom with high ceiling and large Upvc double glazed arch feature window. Central heating radiator. Wall lighting. Range of built-in wardrobes complete with hanging rail and shelving.

### BATHROOM

7' 1" x 7' 0" (2.16m x 2.13m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboards under, mirror and feature lighting. Bath with tiled surround, electric shower and glass shower screen. Coved ceiling. Recess spot lighting. Extractor fan.

### OUTSIDE

#### FRONT

Open front garden area laid to lawn and block paved double width driveway offering parking for up to two vehicles leading to single garage.

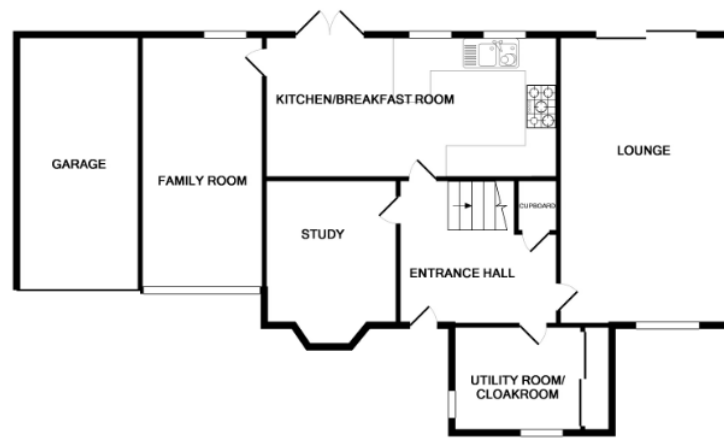
#### GARAGE

17' 1" x 8' 4" (5.21m x 2.54m) Up and over door to single garage with light and power. Eaves storage.

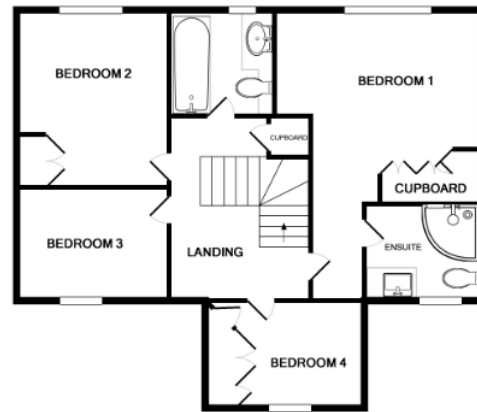
#### REAR GARDEN

Attractive south/westerly facing garden with large paved patio area adjoining the rear of the property with steps leading up to a further garden area laid to lawn and a further paved patio area with wood pagoda and raised beds stocked with a variety of mature plants and shrubs - perfect for entertaining. Further steps lead to a large lawned garden area edged with mature trees and shrubs. To the side of the property is a garden area laid to paving with large timber garden shed and log store. Gate to front access.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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