



West of 

## Monkerton Drive

Exeter Offers in excess of £520,000

# Monkerton Drive

Exeter O.I.E.O. £520,000

Situated on the eastern outskirts of Exeter in the sought-after Monkerton area is this beautifully presented modern double fronted detached family home built by the reputable David Wilson Homes. Offering modern living with excellent access to local amenities and transport links. The property boasts a bright and airy triple aspect living room, along with an impressive open plan kitchen/dining/family room. The property also has a pretty split level enclosed garden, driveway parking for two/three vehicles leading to a generous sized detached garage. A truly stunning property!

Attractive double fronted detached property | Four generous sized bedrooms | Wonderful triple aspect living room | Impressive open plan kitchen/dining/family area | Modern fitted kitchen and separate utility | Master bedroom with en-suite | Modern bathroom and downstairs cloakroom | Pretty split level garden | Detached generous sized garage | Driveway parking for two/three vehicles

## DESCRIPTION

A superbly presented detached modern four-bedroom family home of generous proportions, situated on the eastern fringes of the city of Exeter.

This immaculate residence is finished to an exceptionally high standard, seamlessly blending modern elegance with practical living.

At the heart of the home lies a stunning open-plan kitchen, dining, family space, where french doors invite an abundance of natural light and provide effortless access to the beautifully maintained gardens - perfect for entertaining or relaxing.



The ground floor further boasts a welcoming light and airy triple aspect sitting room, utility room, and a convenient ground-floor WC. Upstairs, the four well-appointed bedrooms offer comfort and style, including a spacious master bedroom with en-suite.

Outside, the property benefits from a driveway offering parking for two/three vehicles, as well as a generous sized detached garage and electric charging point.

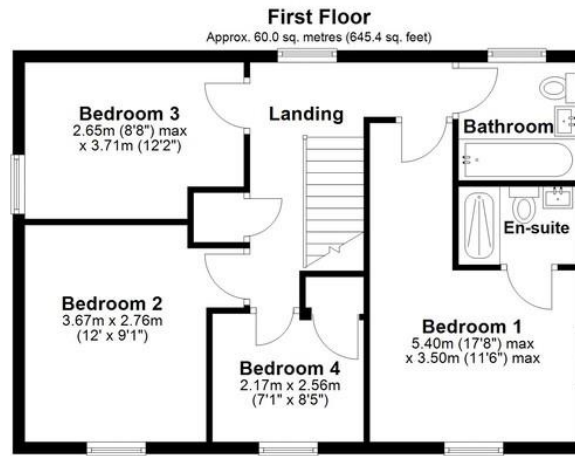
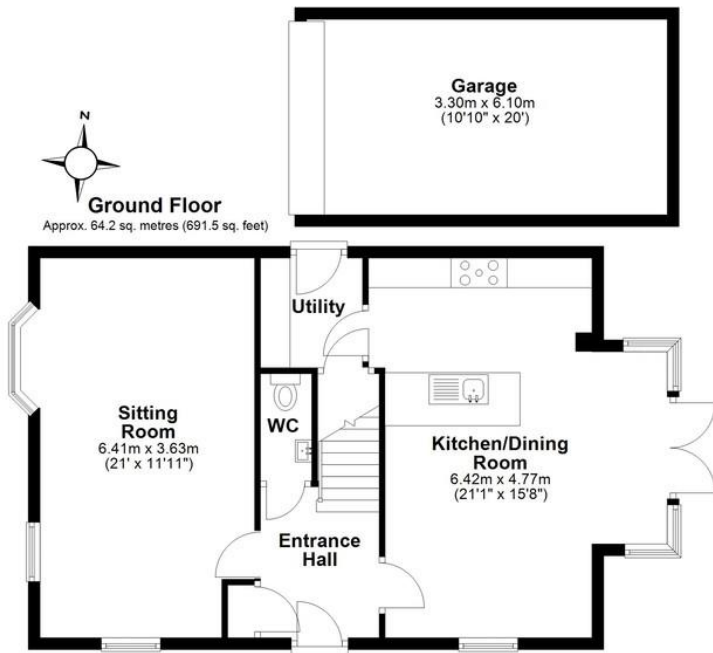
## GARDEN

The garden is situated to the side of the property and is on two levels - featuring a paved patio area leading off from the kitchen/dining/family room area - four steps lead down to a lawned garden area edged with borders stocked with an abundance of thoughtfully chosen plants and shrubs. Whether you're hosting summer gatherings on the patio terrace, enjoying alfresco dining, or simply unwinding in the serenity of nature, the gardens provide the perfect setting.

## LOCATION

Situated on the eastern fringes of the highly popular city of Exeter village, this home enjoys good access to all the local amenities including three super markets, lovely pubs and eateries, plus offering easy access to Exeter and Exmouth, as well as superb transport links, including a nearby train station within walking distance, this is a prime location for those seeking both a peaceful lifestyle and excellent connectivity.





Total area: approx. 124.2 sq. metres (1336.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk