



West of 

Penhayes Road
Kenton £399,000

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22 Penhayes Road is a well presented and spacious detached family home, situated in a highly sought after area in the picturesque village of Kenton. This superb property comprises; a large L-shaped lounge/dining room, good sized kitchen and conservatory, downstairs cloakroom, three bedrooms and modern bathroom. A real feature of the property is the large garden featuring a large patio and decked sun terrace, plus large lawned garden area. The property also benefits from a large driveway offering parking for several vehicles and a single detached garage.

Detached | Three bedrooms | Spacious L-shaped lounge/dining room | Further spacious conservatory | Modern kitchen and bathroom | Useful basement storeroom | Mature large rear garden | Wonderful views over surrounding countryside | Driveway parking for several vehicles | Single detached garage

PROPERTY DETAILS:

ENTRANCE PORCH

Upvc front door with leaded glass insets to entrance porch. Upvc double glazed windows to front and side aspect. Recessed spotlights. Double glass panel doors to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway/half landing with short staircase with attractive ornate bannister leading up to the first floor and further stairs leading down to the lower ground floor. Dado rail.

LOWER GROUND FLOOR

Stairs from entrance hallway to further spacious hallway with dado rail. Telephone point. Doors to lounge/dining room, kitchen and cloakroom.

CLOAKROOM

Upvc double glazed window to side aspect. Modern white suite comprising; low level w.c. and corner hand wash basin set in vanity unit with cupboards under. Fitted wall mirror. Part tiled walls. Central heating radiator. Ceramic tiled floor.

LOUNGE/DINING ROOM

19'7" x 19'6" (5.97m x 5.94m) (narrowing to 13'1" (3.96m)) Superbly spacious double aspect lounge/dining room with Upvc double glazed windows to front and rear aspect, and Upvc double glazed French doors with pleasant outlook over the garden and surrounding countryside beyond. Coved ceiling. Feature fireplace with wood mantle and tiled hearth with fitted living flame effect gas fire. Three central heating radiators. TV and telephone points. Hatch to kitchen.



KITCHEN

12' 10" x 9' 6" (3.91m x 2.9m) Upvc double glazed window to rear aspect with outlook over the garden. Attractive fitted kitchen with excellent range of base, wall, drawer and display units in light cream and green finish. Space for slot-in electric cooker with modern stainless steel cooker hood over. Space and plumbing for washing machine and dishwasher. Central heating radiator. TV and telephone points. Recessed spotlighting. Wall mounted Potterton gas boiler. Tiled walls. Door to large understair storage room with light and power.

CONSERVATORY

15' 2" x 12' 6" (4.62m x 3.81m) Large Upvc double glazed conservatory on brick plinth with sliding patio door to front aspect and French doors to rear aspect and garden. Wall lighting.

FIRST FLOOR

Stairs from entrance hall way to first floor landing. Hatch to loft space. Upvc double glazed window to front aspect. Door to deep airing cupboard complete with shelving. Dado rail. Central heating radiator. Doors to bedrooms and bathroom.

BEDROOM 1

12' 1" x 11' 10" (3.68m x 3.61m) Light and spacious master bedroom with large Upvc double glazed box bay window to rear aspect with wonderful views over the gardens and surrounding countryside beyond. Central heating radiator. Range of fitted bedroom furniture including; range of wardrobes, overhead storage cupboards and drawer units with worktop over and tiled surround, and hand wash basin. TV point. Shaver point.

BEDROOM 2

12' 10" x 10' 3" (3.91m x 3.12m) (max) Further spacious double bedroom with Upvc double glazed window to rear aspect with wonderful outlook over the gardens and surrounding countryside. Central heating radiator. TV point.

BEDROOM 3

13' 2" x 7' 2" (4.01m x 2.18m) Upvc double glazed window to front aspect. Central heating radiator. Telephone point.

BATHROOM

7' 3" x 6' 6" (2.21m x 1.98m) Attractive modern bathroom with Upvc double glazed window to rear aspect. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboards under, bath with tiled surround and electric shower over. Tiled walls. Central heating radiator. Recessed spotlighting.

OUTSIDE

FRONT

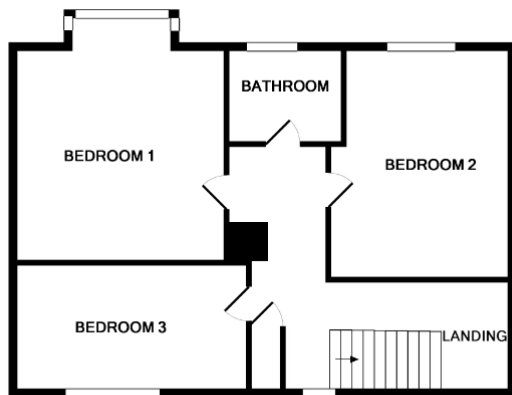
Large tarmac driveway offering parking for several vehicles.

Roller door to good size detached single garage. Light and power. Eaves storage.

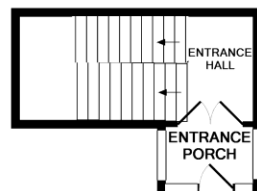
REAR GARDEN

Large gently sloping rear garden with large paved patio with raised water feature and decked sun terrace enjoying views over the garden and countryside beyond. Steps lead down through a deep border stocked with a variety of mature plants and shrubs to a large lawned garden area edged with further mature borders. Gate to rear access. A paved pathway leads around the conservatory to a side garden featuring a large raised water feature and pond with further steps leading to gated front access. A further pathway leads around the other side of the house to a lawned front garden area.

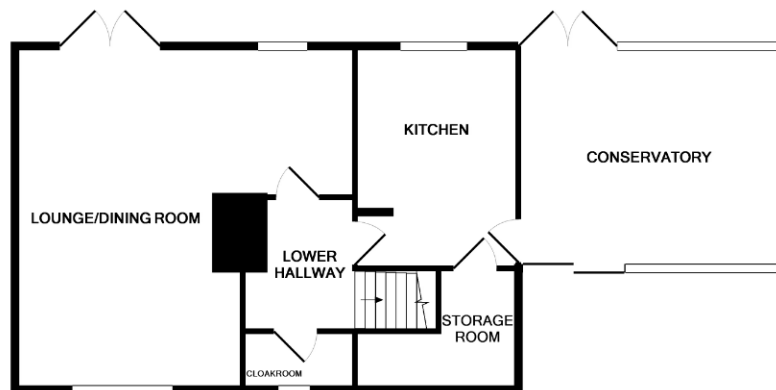




1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
52	80	44	75

England & Wales EU Directive 2002/91/EC

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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