

NILE ROAD, EXETER, EX2 7GL

GUIDE PRICE £495,000





A well presented family home situated in a sought after development near Topsham and Exeter Golf & Country Club.

This bright and spacious property was built in 2015, arranged with Four Double bedrooms, sitting room, kitchen/dining room, utility, family bathroom, master ensuite and guest cloakroom. The delightful enclosed garden which has been beautifully landscaped, with side access taking you to the garage.

- ❖ Four Double Bedrooms
- ❖ Detached Property
- ❖ Modern Kitchen / Dining Room
- ❖ Utility Room
- ❖ En-suite To Master Bedroom
- ❖ Garage
- ❖ Rear Access & Off Road Parking
- ❖ Landscaped Rear Garden
- ❖ Generous Corner Plot



ENTRANCE HALL Composite front door with double glazed window opening out to the spacious entrance hall, radiator, stairs leading to first floor with under stairs storage cupboard, doors leading to rooms downstairs.

LIVING ROOM Lovely light and spacious room , with dual aspect windows allowing plenty of natural light to flood the room. Two radiators, double glazed French doors leading to the rear garden.

CLOAKROOM Matching pedestal wash hand basin, low level WC, radiator.

KITCHEN/DINER A modern open planned kitchen / dining room. Dual aspect double glazed window, radiator. The kitchen has a range of modern fitted wall and base units with rolled edge work surfaces, one and a half stainless steel sink drainer with mixer tap over, integrated four ring gas hob with extractor fan over, electric oven & dishwasher. Integrated LED down lights across the back counter space. Door to the utility.

UTILITY Modern fitted base units with matching worktop. Space and plumbing for washing machine and further space for extra appliances. Gas combi boiler.

LANDING Spacious landing, with front double glazed window, radiator, airing cupboard with hot water cylinder. Doors leading to all bedrooms and family bathroom.



BEDROOM ONE Large double bedroom. Double glazed window overlooking the rear garden. Radiator.

ENSUITE Stylish corner shower cubicle, coordinating half height glazed tiles wall with fully tiled shower cubical, pedestal wash hand basin, low level WC, radiator, frosted rear double glazed window.

BEDROOM TWO Good size double bedroom, front double glazed window and radiator.







BEDROOM THREE Another double bedroom, rear double glazed window, radiator.

BEDROOM FOUR Small double, front double glazed window, radiator.

FAMILY BATHROOM Grey & White bathroom which has been recently renovated includes a three piece suite. Bath with shower over, WC & hand basin. Inset double shelves fitted within the shower space. Obscure window to rear.

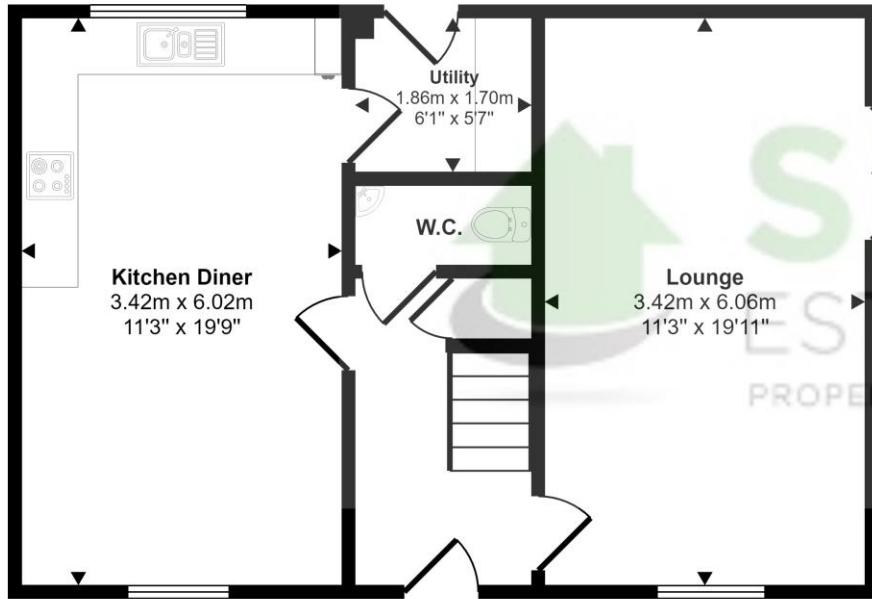
REAR GARDEN The delightful enclosed garden is positioned to the side of the property. A paved patio wraps around the property providing an ideal area for al-fresco dining. The garden extends out with an area of lawn, planters dividing the two areas, with a perimeter of timber fencing and a brick walling. Storage shed.

LOFT SPACE The loft space is full boarded, accesible via a loft ladder with lighting installed.

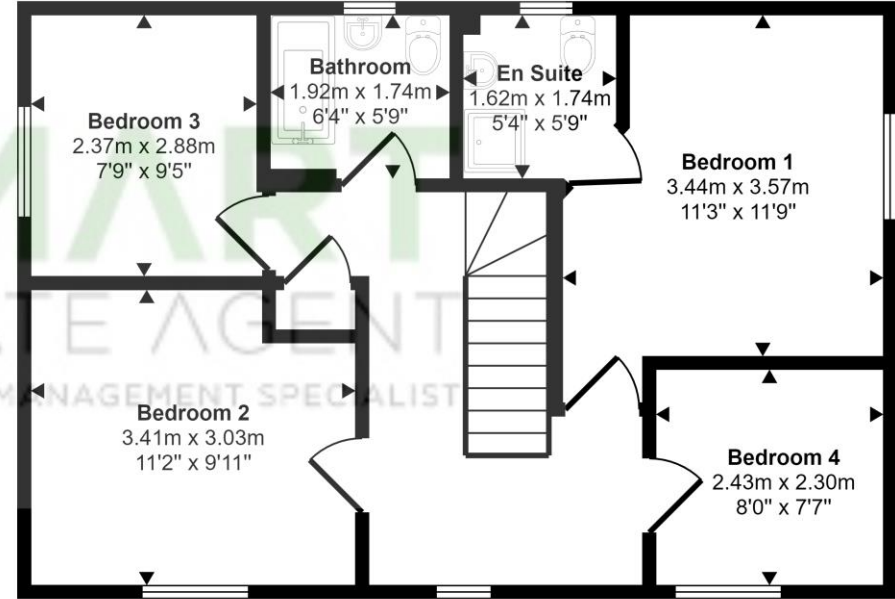


GARAGE Detached garage with side access from the rear garden or side gate. parking space in front of garage.

Approx Gross Internal Area
109 sq m / 1176 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft



First Floor
Approx 55 sq m / 590 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.