



West of 

Old Quarry Drive  
Exminster £345,000



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Superb modern three bedroom semi detached house situated in a highly popular residential area of the village of Exminster. This beautifully presented home has been extended by the current owners to create a light and spacious living area featuring; a spacious lounge, modern kitchen/breakfast room, leading to a dining area/garden room, office/playroom, utility and cloakroom, three good sized bedrooms, a Jack and Jill en-suite shower room, modern family bathroom, large southerly facing level rear garden, driveway parking and reduced size garage.

Beautifully presented village home | Three bedrooms |  
Spacious lounge | Modern kitchen/breakfast room |  
Garden/dining room | Office/Playroom | Utility and  
cloakroom | Jack and Jill style en-suite | Large southerly  
facing rear garden | Driveway parking and reduced size  
garage

## PROPERTY DETAILS:

### APPROACH

Covered entrance canopy. Outside light. Composite front door to entrance hallway.

### ENTRANCE HALLWAY

Stairs to first floor. Central heating radiator. Wood effect laminate floor. Door to lounge.

### LOUNGE

14' 9" x 12' 1" (4.5m x 3.68m) (max) Spacious lounge with Upvc double glazed window to front aspect. Central heating radiator. TV and telephone points. Door to under stair cupboard. Door to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

12' 0" x 11' 9" (3.66m x 3.58m) Light, attractive modern kitchen with excellent range of base, wall and drawer units in high gloss white finish. Worktop with matching splashback and inset stainless steel sink with mixer tap. Integral eye-level electric oven and hob with glass splash panel and extractor hood over. Integral fridge, freezer and dishwasher. Concealed lighting and worktop lighting. Matching centre island workstation with cupboards under and breakfast bar area. Central heating radiator. Wood effect laminate flooring. Telephone point. Archway to garden/dining room. Doorway to utility.

### UTILITY AREA

5' 8" x 3' 1" (1.73m x 0.94m) Fitted worktop and base unit housing washer/dryer. Matching wall unit housing gas combi boiler. Wood effect laminate floor. Door to cloakroom.





### CLOAKROOM

5' 9" x 3' 1" (1.75m x 0.94m) Modern white suite comprising; low level w.c. and hand wash basin with tiled splashback. Extractor fan. Wood effect laminate floor. Central heating radiator.

### DINING AREA/GARDEN ROOM

13' 7" x 6' 9" (4.14m x 2.06m) Further light and spacious room with large Upvc double glazed French doors opening onto the garden and two Velux double glazed windows. Matching wood effect laminate flooring. Central heating radiator. Door to office/playroom.

### OFFICE/PLAYROOM

9' 7" x 7' 9" (2.92m x 2.36m) Useful multi-use room with Upvc double glazed window to rear aspect with outlook over the garden. Central heating radiator. TV and telephone point. Door to garage.

### FIRST FLOOR

#### BEDROOM 1

10' 5" x 8' 8" (3.18m x 2.64m) (plus deep door recess) Spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Central heating radiator. TV and telephone points. Sliding mirror doors to built-in double wardrobe complete with hanging rail and shelf. Door to en-suite.

#### EN-SUITE

6' 9" x 5' 0" (2.06m x 1.52m) Jack and Jill style en-suite with further door leading to bedroom 2. Modern white suite comprising; low level w.c., hand wash basin and large tiled walk-in shower enclosure with glass doors and electric shower. Extractor fan. Shaver point. Ladder style central heating radiator. Recessed spotlighting.

#### BEDROOM 2

10' 0" x 8' 8" (3.05m x 2.64m) Further spacious double bedroom with Upvc double glazed window to front aspect. Central heating radiator. TV point. Door to en-suite.

#### BEDROOM 3

7' 5" x 6' 3" (2.26m x 1.91m) Upvc double glazed window to rear aspect with outlook over the gardens. Central heating radiator.

#### BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass shower screen and electric shower. Recessed spotlighting. Extractor fan. Shaver point. Ladder style central heating radiator.

### OUTSIDE

#### FRONT

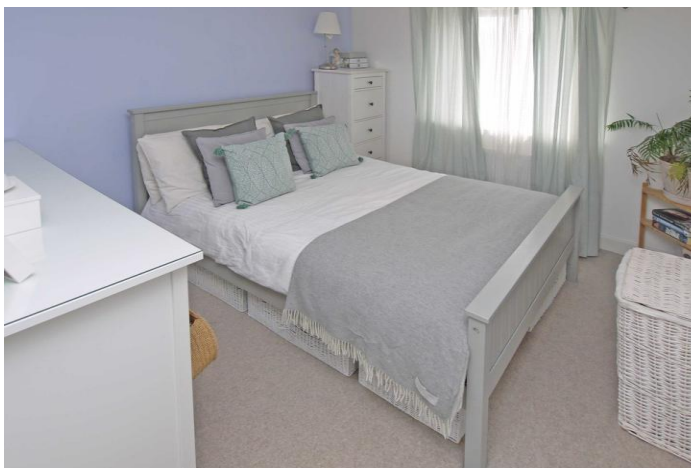
Driveway parking for one vehicle leading to garage.

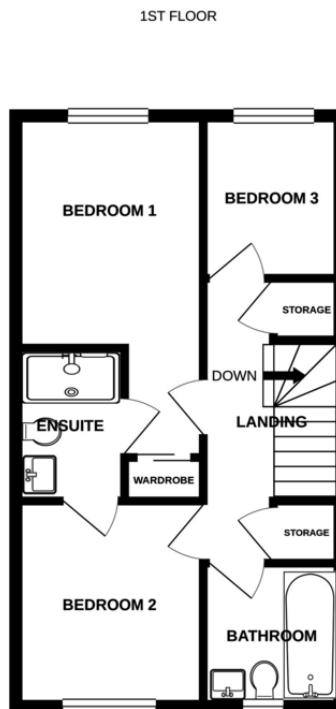
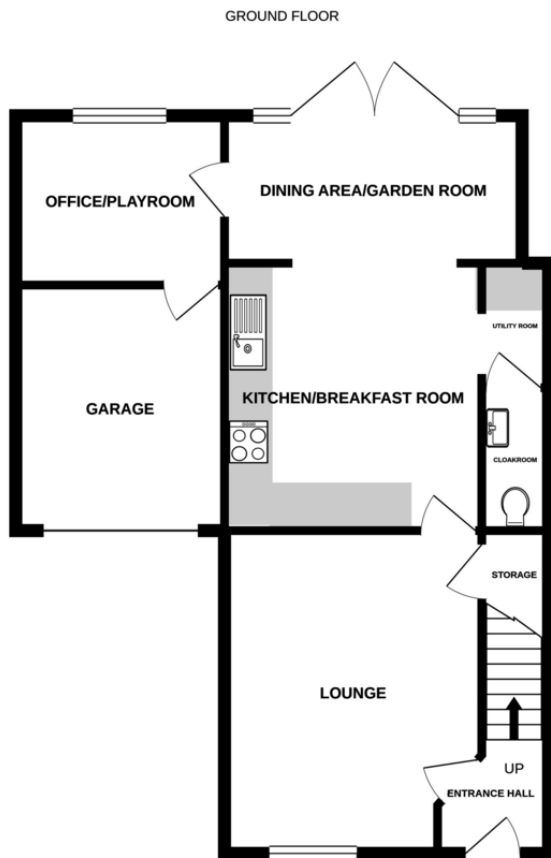
#### GARAGE (REDUCED SIZE)

11' 3" x 9' 7" (3.43m x 2.92m) Up and over door to reduced size garage. Light and power. Door to office/playroom.

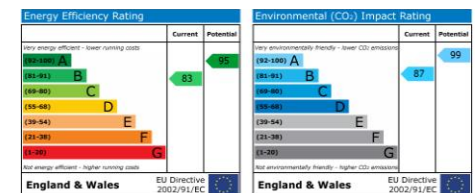
#### REAR GARDEN

A real feature of this property is the generous sized level southerly facing rear garden. Attractively landscaped to feature a raised timber decked sun terrace leading to a large level garden area laid to artificial grass. Fitted garden shed. Outside light. Cold water tap. Electric point.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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