





FULL DESCRIPTION A rare opportunity to acquire this magnificent 4 bedroom family home with separate study located in a prestigious area of similarly glorious houses. The property compromises a large landscaped garden, garage and driveway.

Located on the ground floor is an open plan kitchen design, which is a sought after feature of a contemporary family home. The design allows light to flood the room and the spaciousness makes a fantastic social area for the whole family. The high spec kitchen has integrated appliances and soft close kitchen units. There is large French doors which provide access to the garden. There is a separate utility room, WC and useful study on this floor.

The living room is a very spacious but cosy room, a great space for the family to relax after a busy day.



The first floor consists of a main double bedroom with fitted wardrobes and a stylish ensuite. The other 3 bedrooms are all good sized double rooms and all have large windows. The family bathroom is very modern four piece suite consisting of a toilet, hand wash basin, bath and separate shower cubicle.

This house comes with a very spacious garden, truly a perfect place enjoy all year round! The

garden has been landscaped and is fully enclosed with a patio area perfect for BBQs and Al fresco dining and a large grass area perfect for children or pets to play on. There is access to the garage from the rear garden.

The home is located in a desirable residential area with close proximity to the M5 and A30. There are excellent schools close by and transport links to Exeter city centre which is only 20 minutes away. This development has huge advantages such as fantastic walking within the Country Park located closely to the property, as well as woodland park areas and excellent cycle routes to the city centre and River Exe.

ENTRANCE HALL Access to all rooms on the ground floor and the stairs.

LIVING ROOM Spacious room with large bay window.

KITCHEN/DINER Wonderful social space with lots of storage for kitchen essentials and integrated appliances. There is more than enough space for a large family dining table and bay French doors leading to the garden.

UTILITY ROOM With plumbing for a washing machine and additional storage and worktop space.

STUDY Excellent sized study with window to the



front of the property.

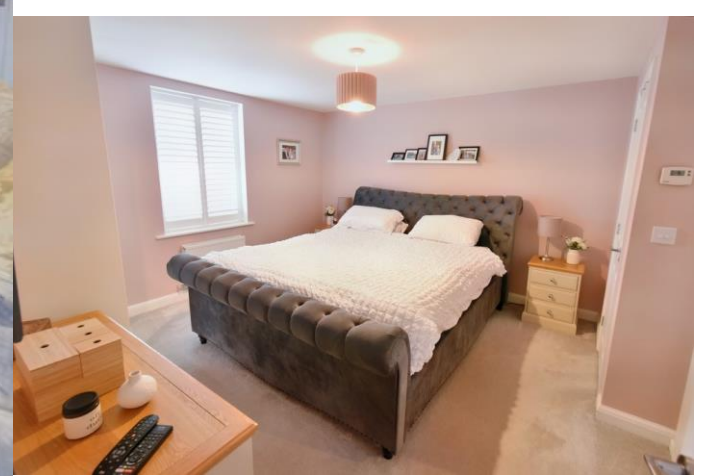
CLOAKROOM Consisting of toilet, hand wash basin and access to a large under stairs cupboard.

FIRST FLOOR

BEDROOM 1 Large double room with 2 sets of integrated wardrobes and access to the ensuite.

ENSUITE Consisting of a WC, hand wash basin and







shower.

BEDROOM 2 Good sized double room with large window.

BEDROOM 3 Good sized double room with large window.

BEDROOM 4 Good sized double room with large window.

FAMILY BATHROOM Consisting of a WC, hand wash basin, bath and separate shower.

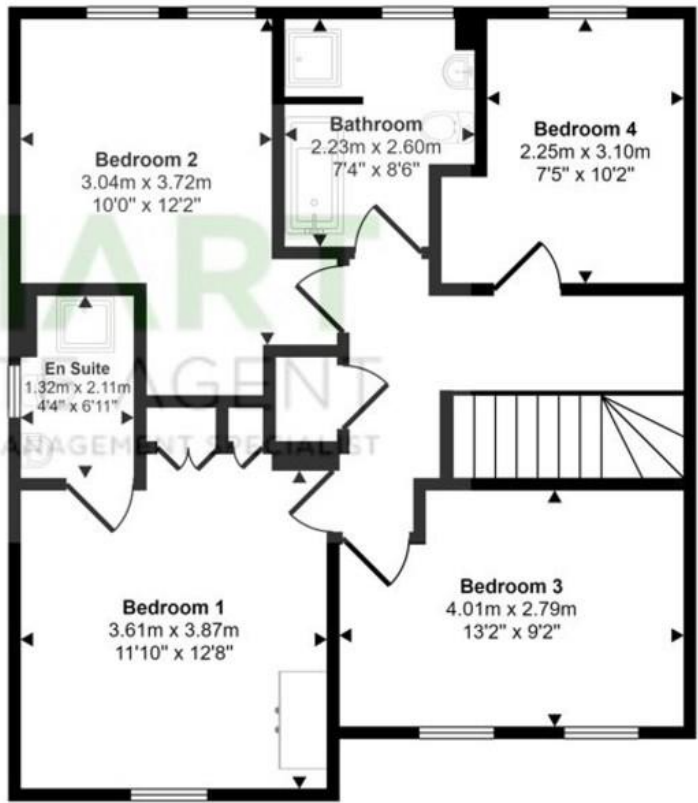
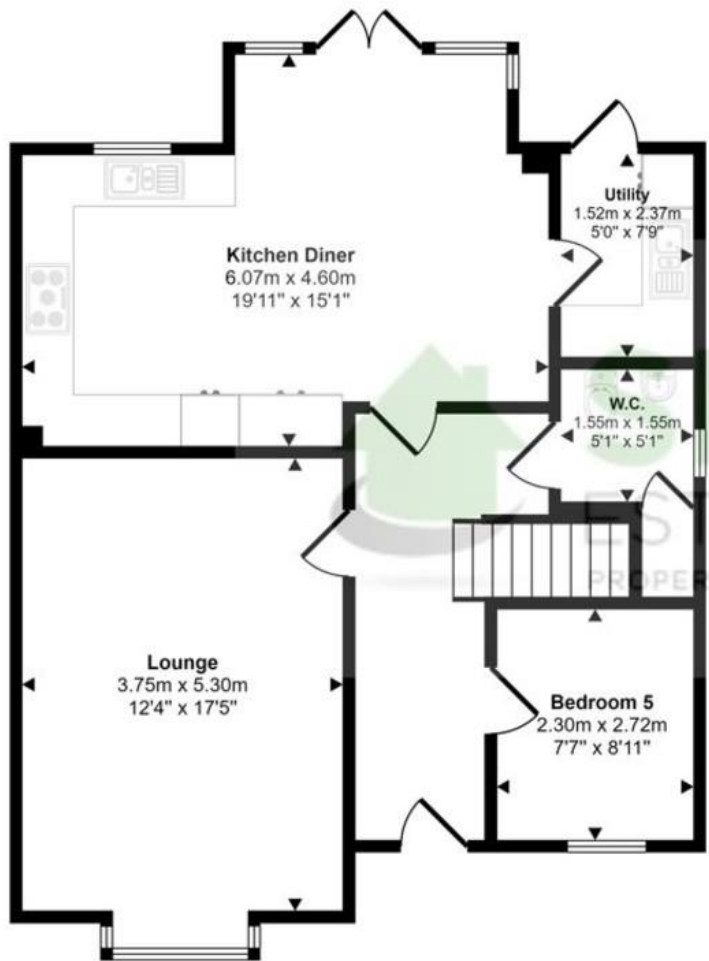
GARAGE Single garage with light and power.

DRIVEWAY Parking for 1 car.

GARDEN Full enclosed rear garden with large grass area and a patio area for al fresco dining. Side access gate.



Approx Gross Internal Area
137 sq m / 1479 sq ft



Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		