





SUMMARY An extended 4 bedroom semi detached family home. The property boasts, Kitchen / breakfast room, large lounge / dining room, useful downstairs utility with WC, master en suite and family bathroom. A stunning rear garden with a large workshop and plenty of off road parking to the front driveway.

A spacious and extended four bedroom semi-detached family home, located in the highly sought after area of Broadfields within walking distance to Woodwater Academy & St Peters secondary school and also close to the Exeter RD&E Hospital.

Internally the property boasts light and airy open planned living / dining room in an addition to an open plan kitchen / dining room, large utility room with downstairs WC. Upstairs there are four good size bedrooms with a very modern master en-suite shower room and family bathroom. A real selling point of this lovely family home is the rear garden, there is a large patio area, lawn and useful large shed that is currently being used as a workshop. To the front of the property is parking for up to 3 vehicles.



ENTRANCE Double glazed front access door, under stair cupboard, double glazed front aspect window, wall mounted radiator.

LIVING / DINING ROOM Front aspect window, double glazed French doors, feature gas fire place with mantel piece, wall mounted radiator, telephone and TV points.

KITCHEN/ BREAKFAST ROOM Fully fitted kitchen with wall and base units, double glazed rear aspect window, door to utility, roll edge work surfaces, stainless steel sink/drainer, seven ring Beeko double oven and grill, cooker hood over, plumbing for dish washer, central heating boiler, wall mounted radiator.

UTILITY ROOM Roll edge work surfaces, Belfast sink, base units, plumbing for washing machine, downstairs WC, wall mounted radiator, double glazed front aspect window, door to rear garden, door to front.

LANDING Stairs from hallway, airing cupboard, access to partly boarded loft space.

BEDROOM ONE Double glazed front aspect window, fitted wardrobes, wall mounted radiator, TV point.

EN SUITE Double glazed rear aspect window, large shower cubicle with sliding glass door, wash hand basin, low level toilet, wall mounted radiator.



BEDROOM TWO Double glazed front aspect window, wall mounted radiator.

BEDROOM THREE Double glazed rear aspect window, wall mounted radiator.

BEDROOM FOUR Double glazed front aspect window, built in wardrobe, wall mounted radiator.







BATHROOM Double glazed rear aspect window, wall mounted radiator, bath with shower over, vanity unit, low level toilet.



FRONT GARDEN Block pavement and gravel, parking for up to 3-4 vehicles. Bins are located here and also access into utility room.

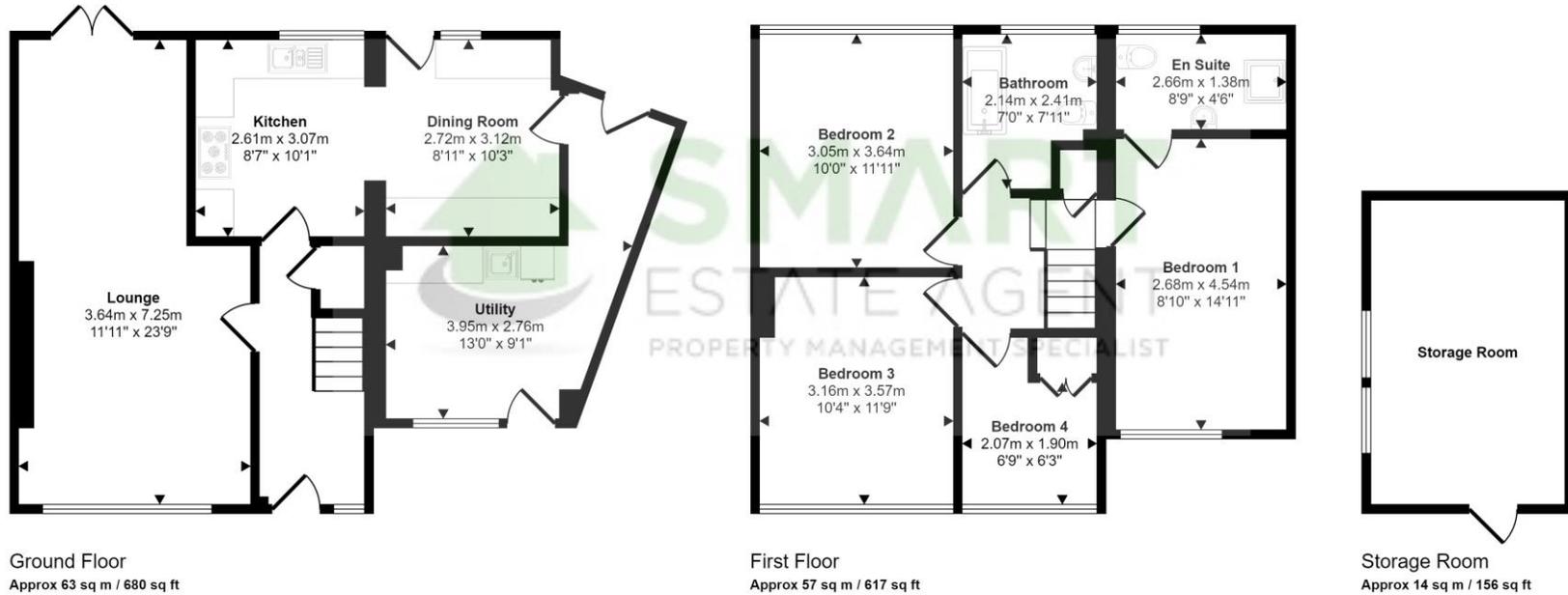
REAR GARDEN Enclosed garden with patio seating area with veranda, side access, work shop (8' x 12') with power supply, lawn and flower beds. Garden is being laid with slabs which will be completed shortly.



AGENT NOTES Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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. These particulars do not constitute part or all of an offer or contract and Smart Estate agent has not verified the legal title of the property and the buyers must obtain verification from their solicitor. We have not tested any fixtures, fittings, equipment and it is the buyers interests to check the functionality of any appliances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
135 sq m / 1453 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.