



Grambrel Rise, Exeter, EX1

Offers Over £425,000





An immaculately presented four bedroom detached home, which includes many upgrades, features, garage and large garden. This property provides excellent transport links whilst still within easy reach of the City Centre.



Key Features

- An Exceptional Four Bedroom Family Home
- Four Double Bedrooms
- Many Upgrades & Features
- Immaculate Condition
- Large open Plan Kitchen / Diner
- Downstairs Cloakroom
- Garage and Driveway
- Master With En-Suite
- Large Rear Enclosed Garden
- Great Location Within Walking Distance To Pinhoe Station









Tucked away in a quiet cul-de-sac road is this beautifully presented, four bedroom detached home, offering fantastic transport links to all major road networks, as well as plenty of local amenities and the City Centre, it provides a comfortable setting for everyday life

On entering, you are greeted by a generous & bright entrance hallway leading into the large living room facing towards the front of the property. The hallway leads to a very useful cloakroom and then through into a large and airy, open plan kitchen/diner.

The kitchen is modern and complete with all integrated appliances, most of which have been upgraded and this room also provides a great space for a large family dining table and lovely French doors leading into the garden.

Upstairs, a spacious landing provides access into all four double bedrooms, with master offering stylish en-suite shower room whilst fitted wardrobes are located in two bedrooms. On this floor is also the contemporary family bathroom.

Outside, the property enjoys a beautiful sunny rear garden boasting a lovely patio area, following on to the very large lawn section which is perfect for children to play.

Complete with single garage with rear access to the garden and parking in tandem for at least two vehicles, this property makes for a perfect family home.

This property is perfect for those looking to settle in a welcoming community. Contact Smart Estate Agent Ltd today to arrange a viewing and secure your new home.

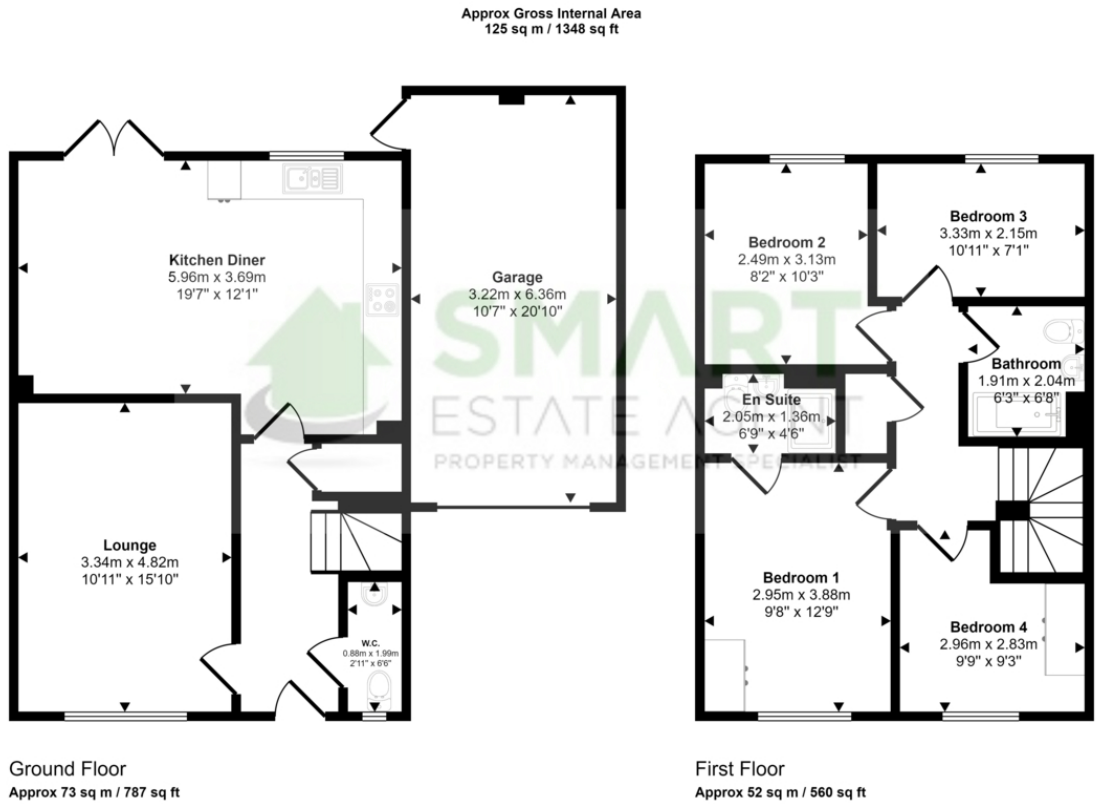
Council Tax Band: E

Tenure: Freehold









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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure Type:
Council Tax Band:
Council Authority: