

PROSPECT HOUSE , WOODWATER LANE, EXETER, EX2 5AW

£850,000









## **GROUND FLOOR**

**ENTRANCE TO PROPERTY** This property will be accessed via a gated private road leading to the 2 properties in the development.

**ENTRANCE HALL** Leading to all rooms on the lower floor and the stairs to the first floor.

**KITCHEN/ DINER** Large kitchen/diner with modern glass sliding doors leading to the garden. This high spec fitted kitchen comes with plenty of storage and space for appliances. The kitchen comes in a choice of colours. This room really will be the hub of the house.

**CLOAKROOM** Consisting of a WC and hand wash basin.

**BEDROOM 4/ GUEST ROOM** Located on the ground floor this bedroom/guest room is completely private and has its own ensuite.

**ENSUITE** Consisting of a WC, hand wash basin and shower.

## **LOWER GROUND FLOOR**

**MULTI USE ROOM** This space can be used as a study/gym/annex and has the option of fitted air conditioning.

## **UPPER GROUND FLOOR**

**LOUNGE** Large room with access to the balcony through modern sliding doors. The balcony has infinity glass to allow you to make the most of the fantastic views of the city.

**MULTI USE ROOM** This additional room on the upper ground floor would be perfect for a 5th bedroom or a cinema room.

## **FIRST FLOOR**

**BEDROOM 1** Large double bedroom with build it wardrobes and access to the ensuite.

**ENSUITE** Consisting of a WC, hand wash basin and shower.

**BEDROOM 2** Large double bedroom with the option of integrated wardrobes.

**BEDROOM 3** Another great sized double bedroom.

**FAMILY BATHROOM** Consisting of a WC, hand wash basin and bath with shower overhead.

**GARAGE** Double garage with power, light and electric doors.

**DRIVEWAY** Private driveway accessible through electric gates and suitable for 3+ cars.

**PLOT** Large plot - approximately 1/3 of an acre.

Large garden which is completely private with mature shrubs and bushes. The garden will also have a patio area perfect for al fresco dining.

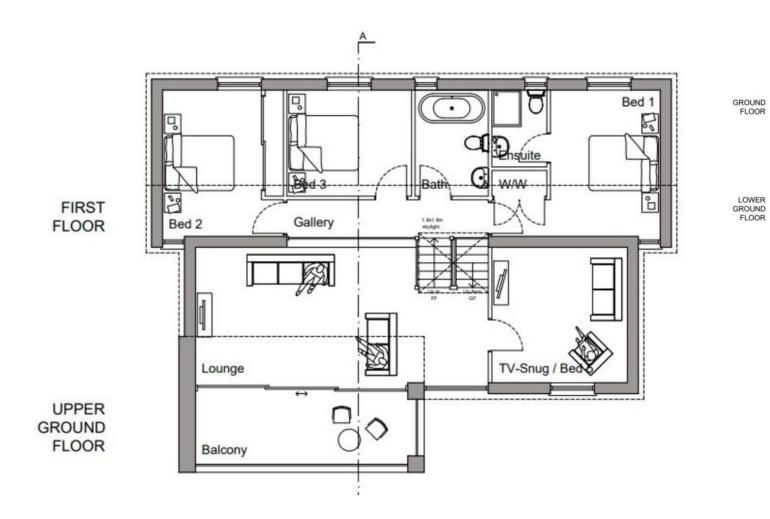
**FULL DETA ILS** Please call us to discuss more about this wonderful property.

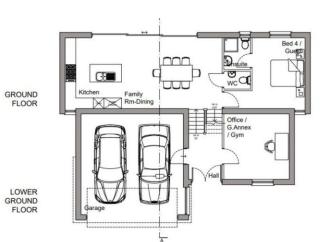


This property is being built by a private developer who buys land and builds high spec houses. This property will have air source pump underfloor heating. The sewers are all on the mains and there is 3 phase electricity which is extremely powerful for charging cars & there is also super fast broadband available.

The EPC is estimated to be an A.









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