



NORMANDY ROAD, EXETER, EX1 2SR
GUIDE PRICE £325,000 - £350,000





SMART
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PROPERTY MANAGEMENT SPECIALIST



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Normandy Road - Exeter
Guide Price £325,000 - 350,000.

Brought to the market is this stunning THREE bed home situated in the heart of the highly desirable location of Heavitree, this property is within close proximity to well regarded primary & secondary schools as well as the popular Heavitree Park. Conveniently located close to a bus route, train station and is well situated for access to major road links including the M5 and A30.



Key Features

- Desirable Heavitree Location
- Three Good Size Bedrooms
- Modern Kitchen & Bathroom
- Open Plan Lounge / Dining Room
- Private Rear Garden
- Rear Access
- Feature Wood Burner
- Beautifully Presented Throughout
- Easy Transport Links



This property consists of a beautiful open plan dining room opening into the lounge, kept with character with a stunning wood burner fireplace. The large bay window lets in plenty of afternoon sunshine.

The kitchen has been designed to maximise this wonderful space with modern cabinets, ample storage for kitchen essentials and plenty of worktop space.

Downstairs cloakroom and space for washing machine and dryer.



The open plan dining room is opened up to the living room which comes with more than enough space for the large dining table and French UPVC doors that lead to the garden. The living room has a feature log burner fire place which adds character to this already beautiful room, sofa space to seat guests and wooden shelving.

On the first floor of the property there are two double bedrooms, another bedroom which is currently an office workspace and family bathroom with bath, shower, hand wash basin & WC. All bedrooms are of really good size.



The rear garden is private, perfect for entertaining & Al fresco dining. Garden pavers fitted throughout which finishes the garden off well. Also includes a wooden built storage shed and access to the rear. There is on street residential parking to the front of the property.

ENTRANCE HALL Hallway leading to access to lounge and stairs.

LIVING ROOM Bay window to front, original alcove cupboards, feature fireplace with log burner.

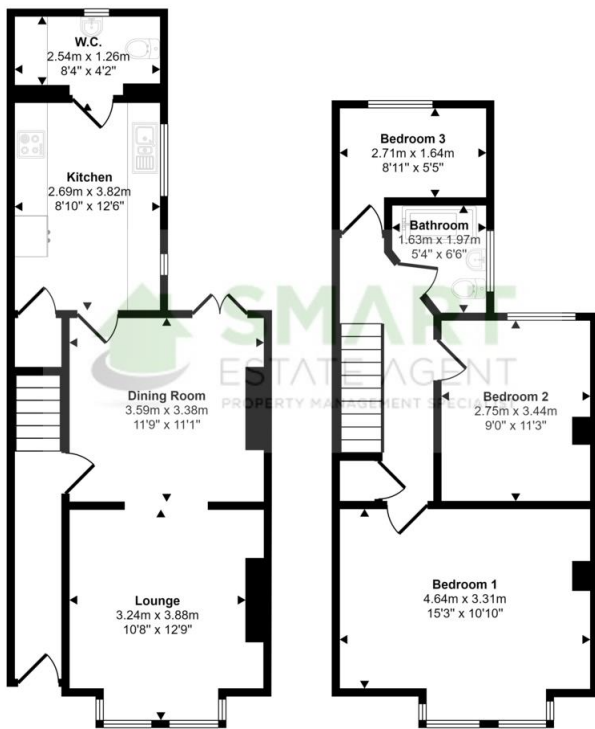
DINING ROOM Original alcove for shelving, and storage. Door leading to kitchen & UPVC french doors leading to garden.

KITCHEN Matching wall and base modern units with stylish work surface and glass splashback. Inset composite sink with drainer, integral fridge freezer, electric oven and dishwasher. Under stair storage.





Approx Gross Internal Area
90 sq m / 968 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.

DOWNSTAIRS CLOAKROOM Matching white hand wash basin, WC and heated towel rail. Storage cupboard and space for washing machine and dryer.

FIRST FLOOR

BEDROOM 1 Large double room with two bay windows to the front. Radiator.

BEDROOM TWO Double bedroom with window to the rear. Radiator.

BEDROOM THREE Single bedroom with window overlooking garden. Radiator.

BATHROOM White bathroom suite, low level w/c, vanity sink unit and wash basin, bath with white panel, electric shower, bi-fold shower screen and fully tiled from bath to ceiling around the bath, radiator and a UPVC window to the side aspect.

GARDEN Brick paved courtyard with shed storage, rear access via back gate from vehicular service lane.