



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: TBC

£1,725

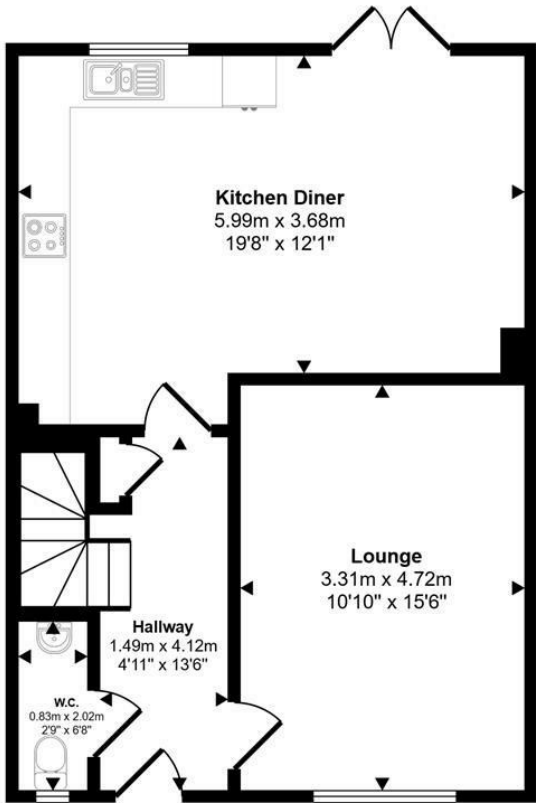


Rowland Way,
Alphington, Exeter, Devon, EX2 8UA

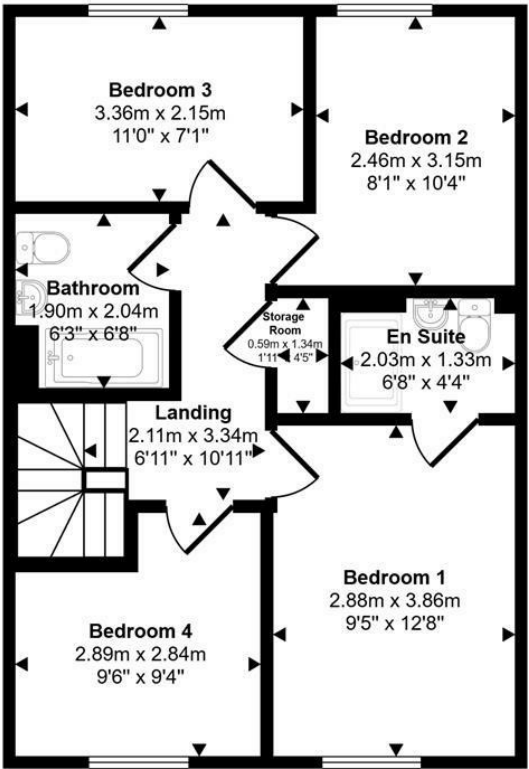
www.naomijryan.co.uk



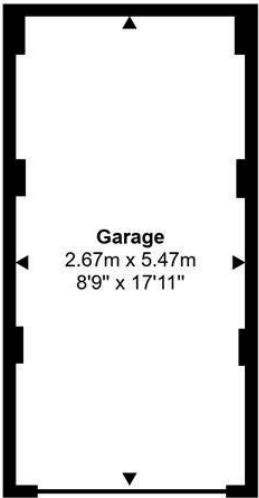
Approx Gross Internal Area
117 sq m / 1257 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft



First Floor
Approx 51 sq m / 548 sq ft



Garage
Approx 15 sq m / 157 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



SUMMARY

Nestled in the desirable Knowle Gardens at Matford Brook, Alphington, this impressive semi-detached house offers a perfect blend of modern living and family-friendly amenities. Boasting four spacious bedrooms, including a master suite with an ensuite bathroom, this property is designed to cater to the needs of contemporary families.

The heart of the home is undoubtedly the stunning kitchen, which features high-quality Bosch appliances and opens through elegant French doors to the garden, creating a seamless indoor-outdoor living experience. The well-appointed reception room provides ample space for relaxation and entertaining.

With a driveway accommodating up to three vehicles and a garage, parking is both convenient and secure. The property also benefits from solar panels, contributing to its impressive EPC B rating, making it an environmentally friendly choice.

Situated in a vibrant community, this home is surrounded by a wealth of local amenities, including top-performing schools, making it an ideal location for families. Excellent transport links and public bus routes are easily accessible, ensuring that commuting and exploring the wider area is a breeze. For those who enjoy the great outdoors, the nearby countryside and river offer picturesque walks and opportunities to enjoy fresh air.

This semi-detached property on Rowland Way is not just a house; it is a wonderful family home that promises comfort, convenience, and a quality lifestyle in a sought-after location.

Pets considered with an additional pet rent per month.



naomi j ryan
estate agents

