



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: TBC

£2,025

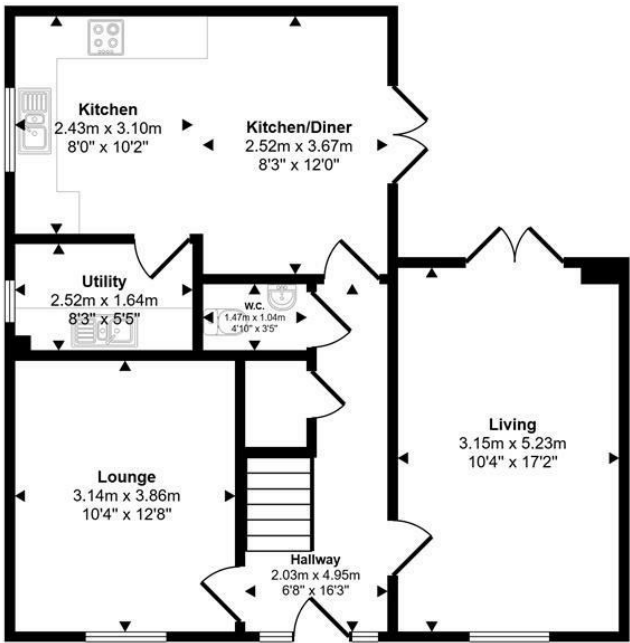


Rowland Way,
Alphington, Exeter, Devon, EX2 8UA

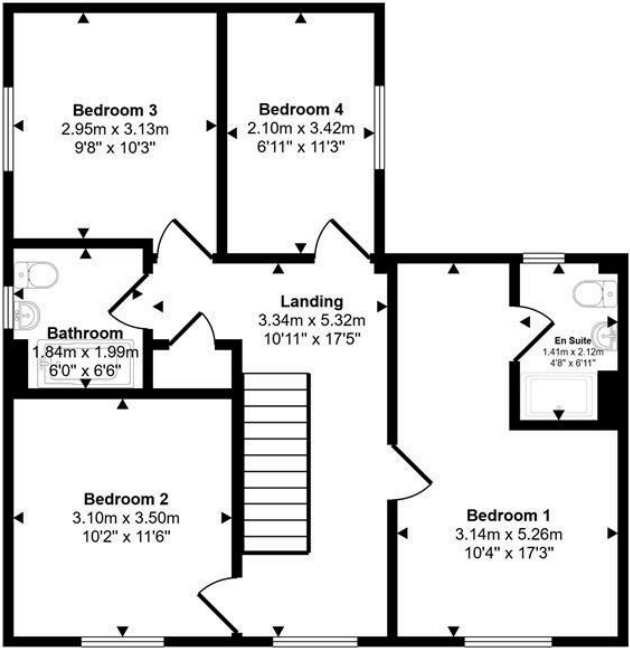
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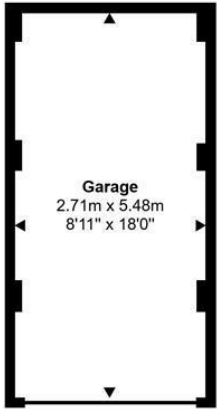
Approx Gross Internal Area
142 sq m / 1531 sq ft



Ground Floor
Approx 63 sq m / 682 sq ft



First Floor
Approx 64 sq m / 689 sq ft



Garage
Approx 15 sq m / 160 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 area of Rowland Way, Alphington, Exeter, this brand new, beautifully presented detached house offers an exceptional living experience. With an impressive layout, the property boasts two spacious reception rooms, perfect for entertaining or relaxing with family. The heart of the home is the modern kitchen, equipped with high-quality Bosch appliances, ensuring that culinary enthusiasts will feel right at home.

This residence features four generously sized double bedrooms, providing ample space for family or guests. The master bedroom benefits from an ensuite bathroom, adding a touch of luxury to your daily routine.

The property is complemented by a garage and a driveway that accommodates up to three cars, offering convenience and ease of access. A utility room adds to the practicality of the home, making laundry and storage effortless.

Set within the tranquil surroundings of Knowle Gardens at Matford Brook, this location is ideal for families, with excellent local amenities. It is conveniently close to the A38, A30, and M5, ensuring easy travel to surrounding areas. Families will appreciate the proximity to highly regarded Ofsted-rated primary schools, the new Matford Brook Academy, and Exeter College, making it an excellent choice for educational needs.

Just a short drive from Exeter city centre, residents can enjoy the historic Exeter Cathedral and a variety of dining options, enhancing the appeal of this location. The garden will be professionally landscaped prior to occupation, providing a beautiful outdoor space to enjoy. Pets are considered, subject to an additional pet rent, making this home a welcoming option for all members of the family. This property truly represents a wonderful opportunity for modern living in a sought-after area.



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