

LOWER KINGS AVENUE, EXETER, EX4 6JT

GUIDE PRICE £475,000 - £500,000







A generously proportioned four bedroom home in the prestigious location of Pennsylvania. Occupying an elevated position, with reaching views this substantial family home is ideally situated and comes with a fully enclosed beautiful rear garden.

Internally, the property has been the subject of much improvement over the years and finished to an exceptional standard. To the ground floor, there is a wonderful kitchen / dining room, offering a flexible space for cooking, eating and entertaining, with patio doors opening to the rear garden. The living room is light and airy with the feature log wood burner being the main centre piece its perfect for those winter nights.

To the first floor, there are 2 well proportioned double bedrooms, the main bedroom which has an en suite bathroom, there is also an additional spacious family bathroom. On the top floor which has been converted, there are two more bedrooms both with dual velux windows allowing plenty of light.



There are gardens to the front and rear, the rear including a patio space, beautiful flowers surrounding the laid lawn and decking dining area with a detached garage, a shed and a driveway offering parking for multiple cars.

With so much to offer, internal viewing through the agents is highly recommended.

HALLWAY Attractive wood laminate flooring. Stairs rising to first floor. Radiator. Storage space. Large uPVC double glazed window to front aspect.

LIVING ROOM A light and spacious room. Wood log burner fireplace within recess and oak mantel over. Two radiators. Television aerial point. Large UPVC double glazed window to side aspect with wooden shutter blinds.

KITCHEN A fabulous light and spacious room fitted with a range of quality matching base, drawer and eye level cupboards. Laminate work surfaces with tiled splash back. Fitted double oven with extractor hood over. 1½ bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine & dishwasher. Integral fridge / freezer with matching fronts with a wine rack beside. Tiled flooring throughout. Large uPVC double glazed window to rear garden aspect. Obscure uPVC double glazed door to side aspect leading to the garage & garden.

DINING ROOM Ample space for family dining table, Matching kitchen units to the side providing extra storage space.

Double patio doors leading to the garden patio. Radiator.

FIRST FLOOR LANDING Doors leading to bedroom 1 & 2, family bathroom and stairs to second floor.



BEDROOM ONE Spacious double bedroom with large window overlooking the front of the house, wooden blinds fitted to window. Radiator, door to ensuite bathroom.

ENSUITE A modern matching white suite comprising good size tiled shower enclosure with fitted electric shower unit. Wash hand basin with modern style mixer tap. Low level WC. Decorative tiles throughout. Extractor fan. Obscure uPVC double glazed window to side aspect. Radiator.











BEDROOM TWO Spacious double bedroom with window overlooking the rear garden. Radiator

BEDROOM THREE Double room with rear aspect view. There is some restricted head room. Two velux windows. Radiator.

BEDROOM FOUR Double room but there is some restricted head room. Two velux windows. Radiator.



FAMILY BATHROOM A matching white suite comprising panelled bath with mixer tap, fitted electric shower unit over, glass shower screen and tiled splash back throughout. Wash hand basin with modern style mixer tap and low level WC. Extractor fan. Spot lights. Obscure uPVC double glazed window to rear and side aspect.

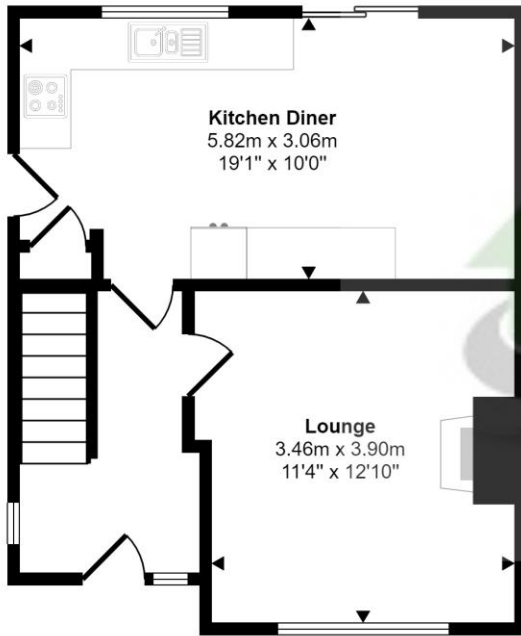
GARDEN To the front of the property is a delightful garden laid with bark with surrounding shrub beds stocked with a variety of maturing shrubs, plants and tree. The driveway extends along the side of the house, allowing parking of 3 -4 cars if required.



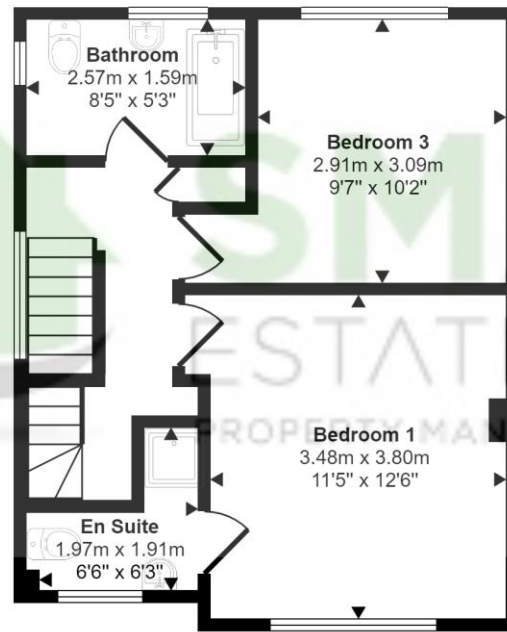
To the rear, the garden is mainly laid to lawn, whilst conifer hedging and bushes provides a good degree of privacy. A large patio area with a pathway leading to a raised decked area. Shed to the rear.

GARAGE & PARKING The driveway extends along the side of the house, allowing parking of 3 -4 cars if required. Single detached garage.

Approx Gross Internal Area  
117 sq m / 1258 sq ft



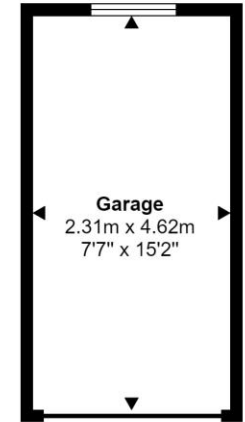
Ground Floor  
Approx 40 sq m / 427 sq ft




First Floor  
Approx 39 sq m / 424 sq ft



Second Floor  
Approx 27 sq m / 292 sq ft



Garage  
Approx 11 sq m / 115 sq ft

 Denotes head height below 1.5m

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.