



Birdie Walk, Exeter, EX2

**£600,000**





*A well-presented FOUR DOUBLE BEDROOM HOME PLUS STUDY within a HIGHLY DESIRABLE SELECT DEVELOPMENT between Exeter and Topsham.*



# Key Features

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- Impressive Detached House
- Modern Kitchen/Dining Room
- 4 Double Bedrooms (Main Ensuite)
- Large Level South-East Facing Garden
- Separate Dining Room
- Downstairs Office / Study Room
- Solar Panels
- Double Garage With Parking
- Energy Efficiency Rating: B
- Utility Room









#### Ground Floor

The front door opens to the spacious entrance hallway which offers access to the main downstairs rooms and also includes stairs rising to the first floor. The kitchen breakfast room contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink with a mixer tap over and drainer grooves to the side. Integrated appliances include two ovens with a 6-ring gas hob and extractor hood over, a fridge freezer and a dishwasher. There is French doors with side windows to the garden, allowing plenty of light to pass through. A door opens into the utility room which incorporates further matching wall and base units with fitted worktops, a stainless steel sink with a mixer tap over, washing machine and dryer. In addition, the Glow Worm boiler is located here, along with a door to the garden.

The living room enjoys double doors to the rear garden patio, with windows to the front and side of the house providing the room with an open dual aspect feel, perfect for family gatherings or entertaining guests. The separate dining room is ideal for more formal occasions or family meals, creating a versatile area that can adapt to various needs.

On this floor also includes a home office / study of which is a good size, but could be utilised as a downstairs bedroom five. Opposite this room is storage for coats and jackets whilst there is a downstairs cloakroom.



#### First Floor

Stairs rise to the first floor which accommodates the four bedrooms and the bathrooms. The master bedroom is well-proportioned and features a built-in wardrobes, plus a window to the rear aspect overlooking the garden. A door leads into the en suite which incorporates a shower cubicle, a pedestal wash basin and a close-coupled WC. An obscured window faces the rear aspect.

The second, third and fourth bedrooms are also a sizeable double rooms. The fourth bedrooms has two windows to the front and side aspect, there is also built-in wardrobes.

The family bathroom comprises a pedestal wash basin, a close-coupled WC, shower cubicle with glass sliding screen, and a bath. Additionally, there is an obscured window to the rear aspect for natural light while maintaining privacy.

#### Garden, Garage & Parking

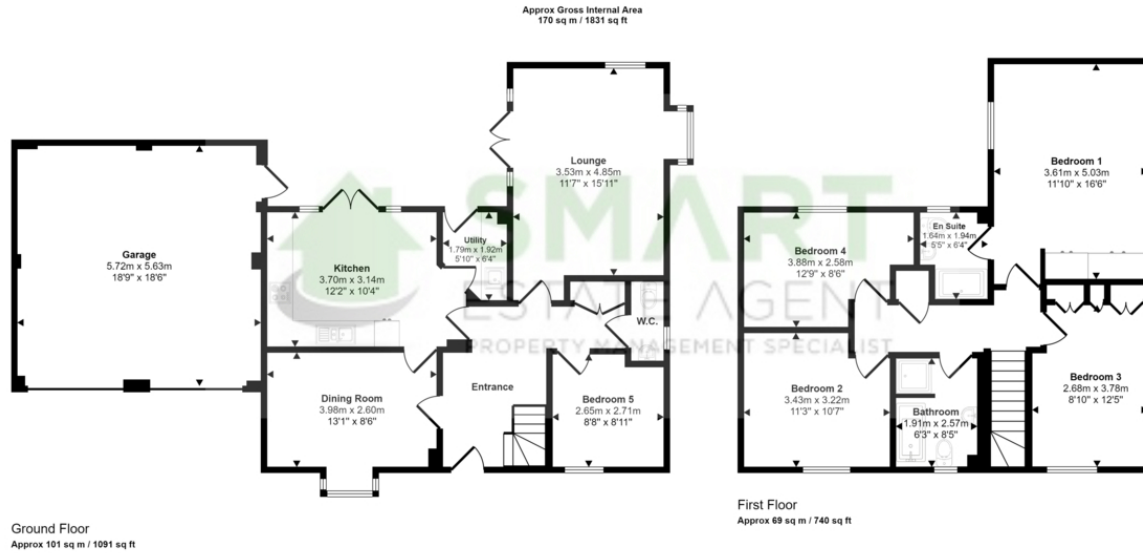
Rear doors from the kitchen or lounge open out to the attractive enclosed rear garden, which has the advantage of being South / East facing but also a patio area providing an ideal spot for outdoor seating & dining. Beyond the patio is a section laid to lawn incorporating a large flowerbed divider which is well-stocked with a variety of shrubs. There is also a further patio seating area at the end of the lawn to maximise sun exposure in the summer. Access to the front of the property is available via side gate.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)	88	89
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 Spriggy 360.



**Tenure Type:** Freehold  
**Council Tax Band:** F  
**Council Authority:**