



Hardy Close, Exeter, EX2

**Guide Price £525,000**





*New to the market is this Three/Four bedroom detached family home situated in the popular residential area of Exeter/Topsham. Please call Smart on 01392 905906 as soon as possible to avoid disappointment.*



# Key Features

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- Detached House
- Large Garden
- Converted Garage
- Great family home
- Off-road Parking
- Popular residential area
- Master en-suite









The front door opens directly into the hallway where you will find doors to all principal rooms, a useful downstairs WC and stairs that ascend to the first-floor.

The kitchen diner provides plenty of space for a dining table and chairs and is especially light and airy due to the large French doors flooding the room with natural daylight. The kitchen has plenty of base and eye level kitchen units in addition to space and plumbing for a washing machine. You will also find an integrated four ring gas hob with extractor over and oven below.

The living room is a generous size offering ample room for sizeable furniture, with French doors that lead onto the beautiful rear garden. Further doors lead into the Forth-bedroom which has been converted converted from a garage to a very high standard by the current owners. This room has is a great space offering its own living area lending itself to multigenerational living.

On the first floor are three well-proportioned bedrooms. two of which are double in size with the master offering ample space for wardrobes and bedroom furniture also benefitting from a three-piece en-suite shower room. The third bedroom is single in size and could potentially be utilised as study or craft room. The first floor also gives access to two generous storage lofts.

The stylish three-piece family bathroom suite is also located on the second floor and comprises of bathtub with shower over, WC and wash hand basin.

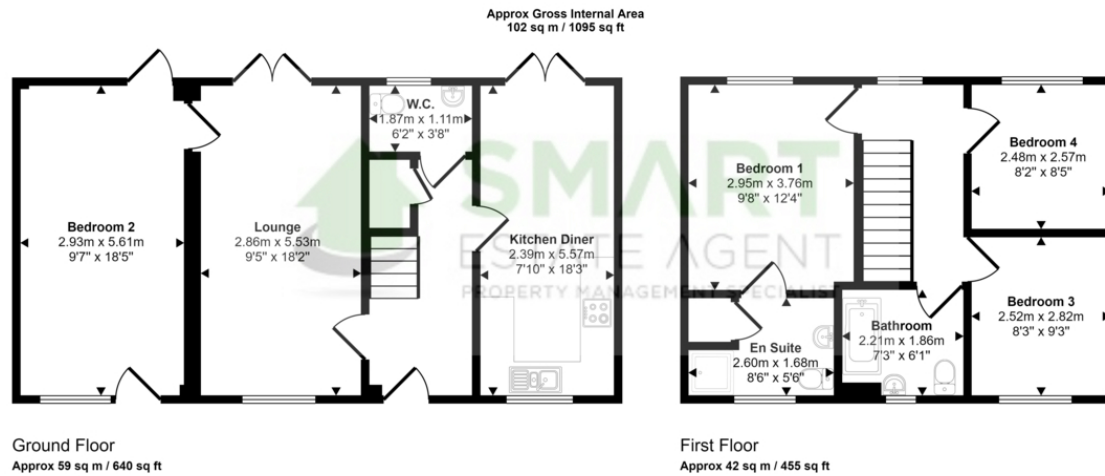
To the front of the property you will find off-road parking for two vehicles, whilst to the rear is a beautiful garden which is mostly laid to lawn and offers plenty of room for garden furniture and alfresco dining in the summer months.



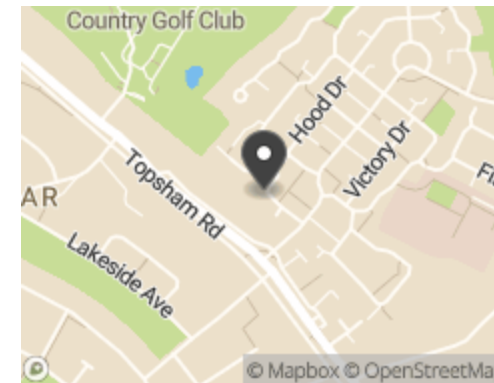








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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