



Iolanthe Drive, Exeter, EX4

Guide Price £320,000



# Key Features

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- Garage
- Driveway
- Sizeable rear garden
- Open plan
- Detached House
- Private Plot



*A spectacular split level home boasting three sizeable bedrooms, off-road parking with garage and beautifully maintained rear gardens. There is plenty more on offer so call us now to avoid disappointment.*





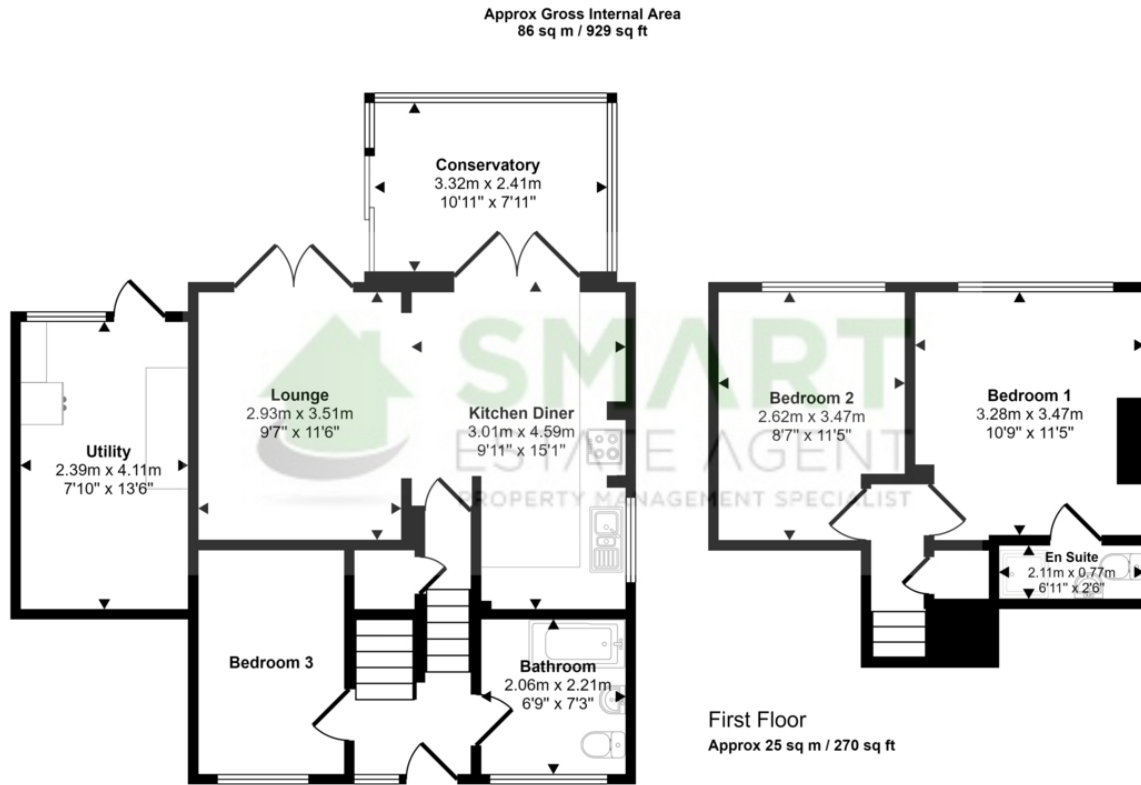
Entering the property, you are greeted by a light and airy landing with stairs that lead to the first floor and the lower ground floor. The entrance hall also provides access to a white three-piece family bathroom suite which is equipped with a bathtub with shower over and wash hand basin. You will also find the third bedroom which is a comfortable single.

Stairs from the landing lead you to the ground floor where you will find the sizeable open plan kitchen/dining room. In brief, the kitchen comprises an integrated four ring gas hob with oven below and extractor over, a stainless steel sink inset into the work top, space and plumbing for a dishwasher and further space for a fridge/freezer. There is also an abundance of base and eye level units along with worktop surface. The open plan living area is situated just off the kitchen and is a great size allowing plenty of room for furniture, the ground floor is further complimented by a conservatory.

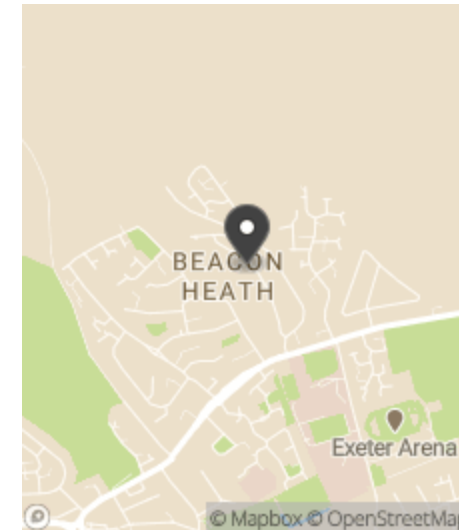
To the first floor are two good size double bedrooms with the master room incorporating an en-suite shower room. Both bedrooms enjoy fantastic views over the property's delightful rear garden.

The rear garden is a joy, offering a paved area situated just off the conservatory perfect for summer barbeques. The rest of the garden is mostly laid to lawn including a sizeable vegetable patch and green house. The rear garden also provides access to a multiuse room which lends itself to being a separate utility room or storage space. To the front of the property is a well-proportioned driveway in addition to a single garage.





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:** C  
**Council Authority:** Exeter City Council