



Roseland Drive, Exeter, EX1

Offers In Excess Of £400,000





# Key Features

- Detached House
- Garage
- Sizeable Plot
- Family home
- Sought after location
- Close to amenities
- No onward chain





*NO CHAIN. A three-bedroom detached home situated in a quiet residential location within the ever-popular area of Heavitree, offering well-proportioned accommodation throughout, a driveway, and large rear gardens.*









Entering the home, you are greeted by a spacious entrance hall, followed by stairs that rise to the first floor. You will also find a useful cloakroom and doors leading to all principal rooms.

The spacious living/dining room is an impressive size, stretching across the length of the property covering 18'7" x 26'6" of floor space. The living area offers a cosy space to socialise with family while being especially light and airy, thanks to daylight flooding the room from each side of the property. The dining area is another great space, offering convenient access to the kitchen offering convenience when hosting guests. You will also find a beautiful conservatory off the dining area, which enjoys views of the rear garden.

The kitchen is situated to the left of the dining area. In brief, there is an abundance of base and eye-level units, as well as ample worktop surface. You will also find an integrated four-ring gas hob with an electric oven below, in addition to space and plumbing for a dishwasher, washing machine, and a fridge freezer. Just off the kitchen is an additional room that could serve as the perfect home office.

The first-floor accommodation comprises three bedrooms, two of which are doubles offering plenty of space for bedroom furniture, and the third is a comfortable single. The family bathroom provides convenient access from all three bedrooms and includes a shower, WC, and a wash hand basin.

To the rear of the property is a generously sized garden, ideal for alfresco dining during the summer months. The garden is split into a section of paving slabs, with the rest laid to lawn, and has rear access leading to the front of the property. To the front, a driveway

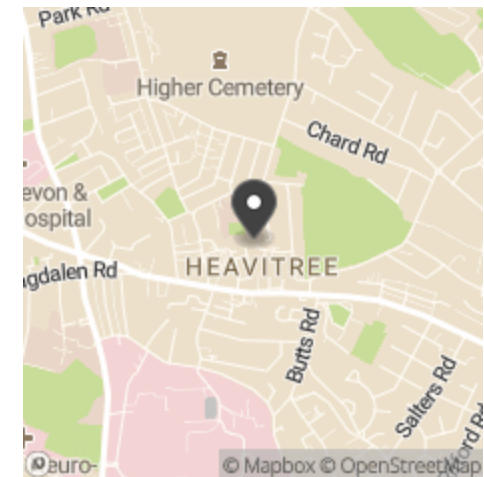
comfortable parking for two cars.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



**Tenure Type:** Freehold  
**Council Tax Band:** D  
**Council Authority:** Exeter City Council