



59 Hawkins Road, Exeter, EX1 3UW

Guide Price £575,000 Freehold

- Five Bedroom Three Story Detached House
- Study
- Rear Garden
- Kitchen/Dining Room
- Master En-Suite Bedroom
- Double Garage and Ample Driveway Parking
- Lounge
- Family Bathroom and Shower Room

59 Hawkins Road, Exeter EX1 3UW

Welcome to this stunning detached house located on Hawkins Road on the outskirts of Exeter with access to Westclyst Community Primary School and Pinhoe train station, providing excellent transport links for commuters. This modern property, built in 2015, boasts a generous 2,131 sq ft of living space, providing ample room for comfortable living.

Upon entering, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your family. The property features five spacious bedrooms, offering plenty of space for a growing family or accommodating guests. The modern design of the property ensures a contemporary feel throughout, making it a truly stylish and comfortable place to call home.

One of the standout features of this property is the parking provision - with space for up to three vehicles, parking will never be an issue for you or your visitors.



Council Tax Band: E



Entrance Hall

Doors leading to the accommodation with stairs with a wooden hand rail and balustrade leading to the first floor. Further benefiting from a under stair storage cupboard, radiator and smoke detector.

Study

3.05 x 2.89 (10'0" x 9'5")

A flexible reception room that can be used as a home office, craft room or guest bedroom with a window to the front aspect and a radiator.

Lounge

6.57 x 3.57 (21'6" x 11'8")

A dual aspect reception room with a feature electric effect fireplace. With a window to the front aspect, two radiators and French doors opening onto the rear garden.

Kitchen/Diner

5.11 x 4.07 (16'9" x 13'4")

Fitted with a range of matching wall and base units with work tops over comprising an integrated fridge freezer and an eye level double oven. Continuing round to a six ring gas hob with an extractor hood above. Further benefiting from an inset one and a half bowl sink and drainer with a window to the rear aspect. A fitted breakfast island provides additional base units underneath. Ample dining space for entertaining with a radiator and French doors opening onto the rear garden. Two Velux windows to the rear aspect.

Cloakroom

Fitted with a white suite comprising a low level hand flush w,c, and a pedestal hand wash basin. Radiator and an extractor fan.

Utility

Fitted with a range of wall and base units with a stainless steel sink with space and plumbing for a washing machine and a half fridge or freezer. Radiator, a side access door and a wall mounted gas boiler.

First Floor Landing

Doors leading to the accommodation with a airing cupboard housing an immersion tank. A window to the front aspect, radiator and stairs with a wooden hand rail and balustrade leading to the second floor. Smoke detector overhead.

Family Bathroom

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and a paneled bath unit. An opaque window to the rear aspect and extractor fan.

Bedroom 3

3.73 x 3.05 (12'2" x 10'0")

A double bedroom with a window to the rear aspect and radiator.

Bedroom 4

3.34 x 3.05 (10'11" x 10'0")

A double bedroom with a window to the front aspect and radiator.

Master Bedroom

3.92 x 3.64 (12'10" x 11'11")

A master en-suite double bedroom benefitting from dual aspects to the front and rear. A dressing area with fitted wardrobes and radiator.

En-Suite

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and a shower cubicle with a wall mounted mains shower. An opaque window to the side aspect, extractor fan and a heated towel rail.

Second Floor Landing

Doors leading to the accommodation with a Velux window to the rear aspect.

Bedroom 2

4.41 x 4.03 (14'5" x 13'2")

A double bedroom with a window to the front aspect, two radiators and a Velux window to the rear aspect.

Bedroom 5

3.65 x 3.06 (11'11" x 10'0")

A double bedroom with a window to the front aspect, radiator and access to the loft.

Shower Room

Fitted with a white suite comprising a low level hand flush w,c, a pedestal hand wash basin and a shower unit with a wall mounted mains shower. Further benefiting from a heated towel rail, extractor fan and an opaque Velux window to the side aspect.

Outside

The property benefits from a fully enclosed rear garden featuring a patio seating area and walkway leading to the double garage. Mostly laid to lawn the garden features a variety of raised beds with well established flora and fauna, a summer house fitted with power and electrics surrounded by a working water feature.

Double Garage

5.28 x 5.14 (17'3" x 16'10")

A double garage benefiting from power and lighting with two single up and over garage doors with driveway parking for three vehicles to the front.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: E

Utilities: All utilities are mains connected

Development Charge: £236.34 per annum. This is subject to a yearly review.

Broadband: Go to openreach fibre checker for more information

Mobile phone coverage: For more information can be found checker.ofcom.org.uk

Advisory

The vendors of this property are employees of Harris & Harris Property Services Limited. All offers should be directed to Mark Goodenough.







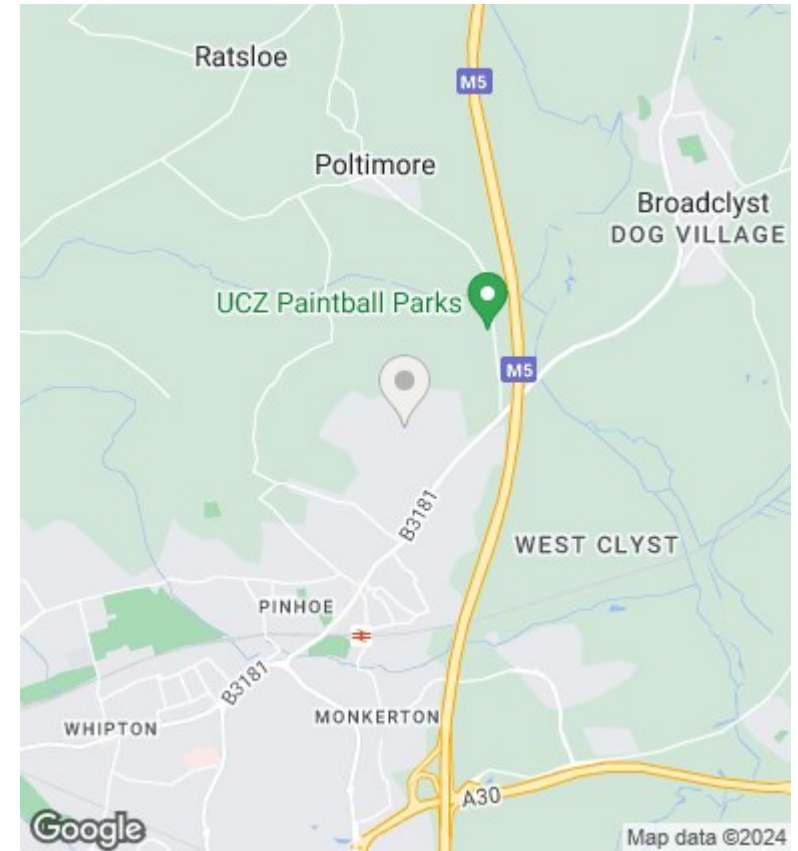
Denotes restricted head height

Hawkins Road, Exeter, EX1

Approximate Area = 1775 sq ft / 164.9 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 2137 sq ft / 198.5 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Harris & Harris Property Services Ltd. REF: 1150923
 harris & harris estate agents



Directions

Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	