



97 Dukes Way, Axminster, EX13 5FN

Guide Price £440,000 Freehold

- Five Bedroom Detached House
- Master En-Suite Double Bedroom
- Double Garage
- One Reception Room
- Family Bathroom
- Driveway Parking
- Kitchen/Dining Room
- Enclosed Rear Garden

97 Dukes Way, Axminster EX13 5FN

Welcome to Dukes Way, Axminster, this splendid five-bedroom detached townhouse offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a contemporary design and is ideal for families seeking a spacious home.

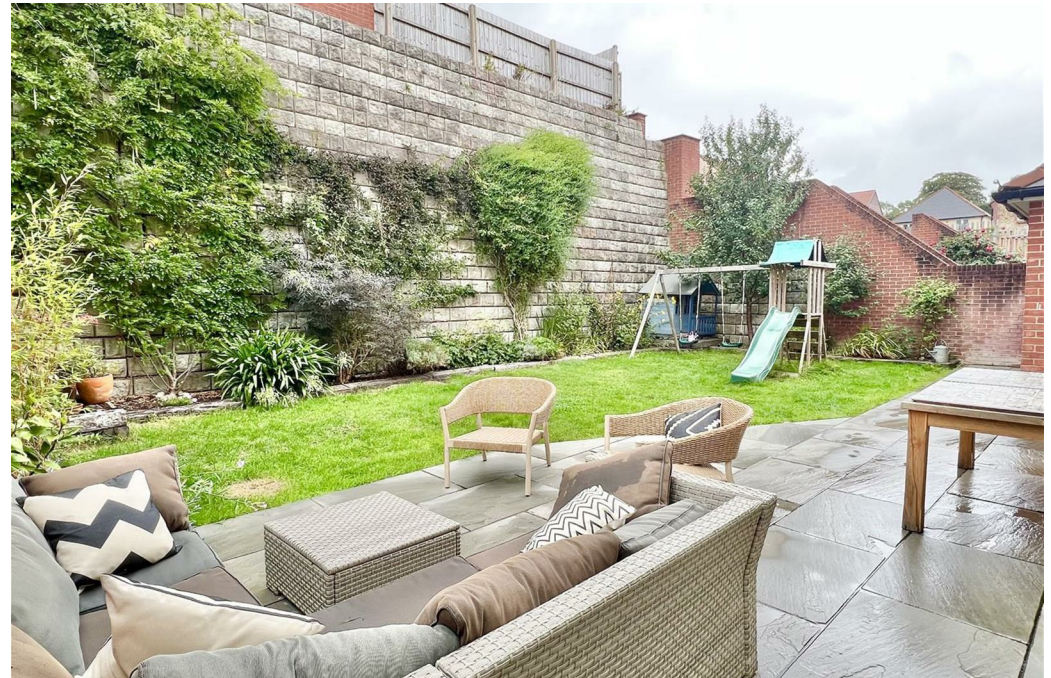
This home boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is the well-appointed kitchen and dining room, which is perfect for family meals and gatherings. The layout is designed to maximise both functionality and style, making it a delightful space for culinary enthusiasts.

The property features four generously sized bedrooms, ensuring that everyone has their own private retreat. With two well-equipped bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the enclosed rear garden offers a safe and tranquil space for children to play or for adults to unwind in the fresh air. Additionally, the property includes a double garage and driveway parking.



Council Tax Band: D



Entrance Hall

Doors leading to the accommodation with a stair case with a wooden hand rail and balustrade ascending to the first floor. Further benefiting from a fuse box, smoke detector and radiator. Under the stairs is a useful storage cupboard

Bedroom 5/Second reception Room

11'1" x 9'2" (3.40 x 2.80)

A useful room that can be used either as a fifth double bedroom or a second reception room that could serve a multiple of different functions depending on the needs of the home,. Further benefiting from a window to the front aspect and radiator.

Kitchen/Dining Room

22'9" x 11'1" (6.95 x 3.40)

This large open plan kitchen/dining room is fitted with a range of matching wall and base units with worktops over and tiled splashbacks. Comprising a one and a half bowl sink and drainer with a window to the rear aspect and space and plumbing for a washing machine and dishwasher underneath. Continuing round to a four ring gas hob with an extractor hood above and oven underneath. Space for a free standing fridge freezer. A spacious dining area is perfect for entertaining and features French doors leading onto the garden.

Cloakroom

Fitted with a white suite comprising a low level hand flush w.c. and a pedestal hand wash basin. Further benefiting from an opaque window to the front aspect and a radiator.

First Floor Landing

Doors leading to the first floor accommodation with a smoke detector and stairs with a wooden hand rail and balustrade ascending to the second floor. Further benefiting from a storage cupboard housing the immersion tank.

Bedroom 4

9'8" x 11'2" (2.95 x 3.42)

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

Family Bathroom

A spacious family bathroom fitted with a white suite comprising a low level hand flush w.c. a pedestal hand wash basin, a shower with a wall mounted shower attachment and a bath unit with a shower attachment over the taps. Further benefiting from two opaque windows to the front aspect.

Lounge

22'10" x 11'1" (6.97 x 3.39)

A spacious reception room with two windows to the rear aspect and two radiators. A feature decorative fireplace with built in display units either side.

Second Floor Landing

Doors leading to the accommodation with a radiator, smoke detector and loft access.

Master En-Suite Bedroom

11'3" x 14'0" (3.45 x 4.28)

A master en-suite double bedroom with two windows to the front aspect 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 unit with a wall mounted mains shower. An opaque window to the front aspect and radiator.

Bedroom 2

11'2" x 10'11" (3.41 x 3.35)

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

Bedroom 3

11'6" x 11'1" (3.52 x 3.38)

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

Outside

The property enjoys a enclosed rear garden with a laid to patio seating area perfect for relaxing in with a laid to lawn garden with border flowerbeds with a variety of well established plants and climbing plants.

Double Garage

A double garage with two single garage up and over doors to the front aspect. Further benefiting from lighting and parking to the front.

Agents Notes

Tenure: Freehold

Local Authority: East Devon District Council

Tax Band: D

Utilities: All utilities are mains connected

Development Charge: £233

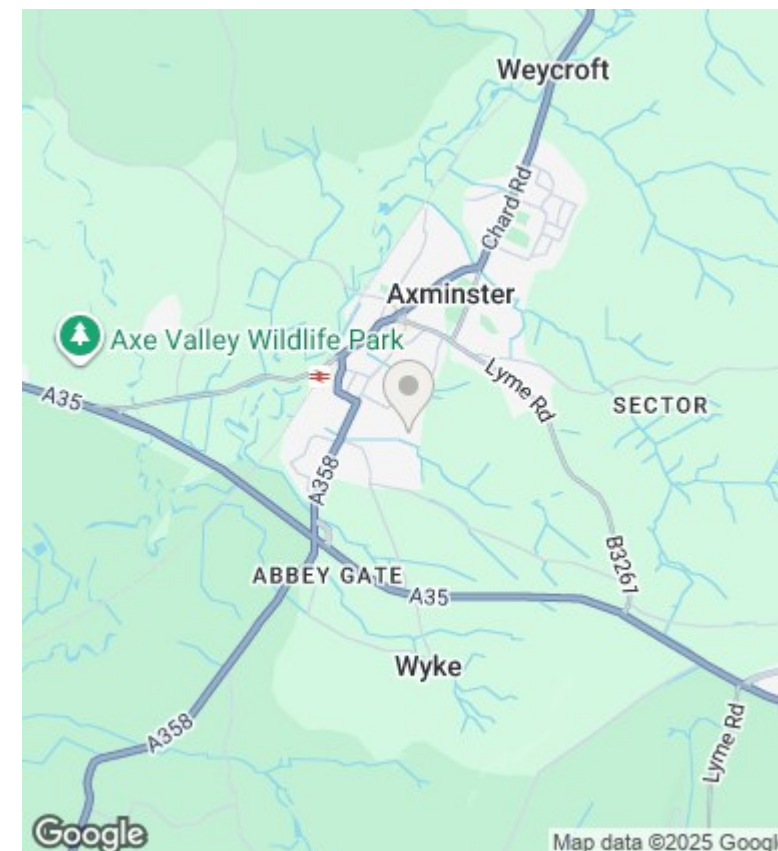
Broadband: Ultrafast full fibre broadband with a FTTP connection is available. Superfast fibre broadband with a FTTC connection is available. Standard broadband with a ADSL connection is available. Please visit openreach.com for more information

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



TOTAL FLOOR AREA : 1781 sq.ft. (165.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office in West Street, Axminster continue along the A358 towards Seaton, at the roundabout take the first exit and continue along the road taking the fourth left onto Woodbury Park. Take the first left onto Dukes Way, the property can be found on the left hand side.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(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