



64 Sweetbrier Lane, Heavitree, EXETER, Devon, EX1 3AQ

£525,000



- NEAR HEAVITREE PARK
- Family Room (open to kitchen/diner)
- Utility Room/Cloakroom WC
- Modernised Bathroom (first floor)
- Attractive South-West Facing Rear Garden
- Reception Hall, Lounge
- Extended Open-Plan Kitchen/Diner
- 4 Bedrooms (incl - loft master bedroom en-suite)
- Gas Central Heating & uPVC Double Glazing
- Private Off Road Parking & Garage

This impressive family sized house was built in the early 1930's and offers an exciting opportunity for those seeking an extended and superbly maintained home with well modernised accommodation throughout. The property comes with a combined utility/downstairs cloakroom/wc and a striking open-plan kitchen/diner, very much the property's showpiece, with access out onto a private suntrap patio and south-west facing rear garden. A shared driveway leads to a single garage and there is the potential to transform the front garden into level off road parking. Agent's Note: We anticipate strong interest in this property and early viewings are highly recommended.

THE PROPERTY

A recently modernised and extended 4 bedroom semi-detached house with striking open-plan kitchen/diner and an impressive loft conversion creating a superb master bedroom with separate en-suite shower room. The property also comes with a combined utility room/cloakroom wc, gas central heating, uPVC double glazing, off road parking at front of house, south-west facing garden and garage. The garage opens through to a small workshop offering interesting potential to extend and convert into a home office.

This stunning family home occupies a very sought after residential location lying equidistant from Hamlin Lane Playing Fields and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. The property is also within easy level walking distance of local shops, schools and amenities. If public transport to and from the city centre is important, a newly built bus shelter stands just a few hundred yards away.

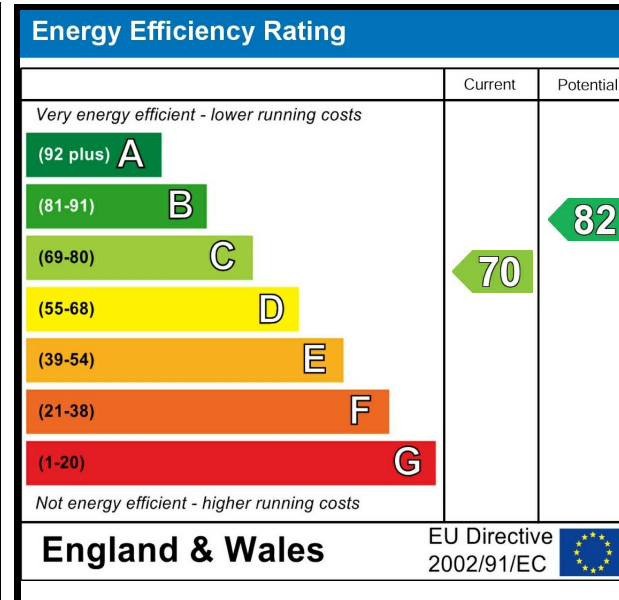
Sweetbrier Lane enjoys easy access to the M5 Motorway, the R D & E Hospital, Exeter Business Park in Sowton, Exeter International airport. Exeter also offers excellent rail services to London (Paddington and Waterloo), the Midlands and the north of England.

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SITUATION

City Centre 2 miles, Exeter International Airport 4 miles, M5 Motorway (junctions 29 & 30) 2.5 miles, Honiton 17 miles, Taunton 28 miles, Exmouth 10 miles, Plymouth 45 miles, (approx. distances only)

Sweetbrier Lane is located in one of Exeter's most popular residential areas within easy reach of local schools, M5 Motorway, R D & E Hospital and a comprehensive range of retail and other local services located in the centre of Heavitree. The property is just a few hundred yards from a regular bus route to and from the city centre and energetic children can explore a wide range of recreational activities at two nearby parks, Heavitree Pleasure Park and Hamlin Lane Playing Fields. Heavitree Park provides a range of recreational activities including a bowls club, tennis courts, BMX dirt jumps, children's play area, a half size basket ball court and kick about goals. Hamlin Lane Playing Fields host up to five full-sized football pitches, changing rooms and other site amenities including a cycle training pad. Exeter is one of the country's most famous Roman cities steeped in history with all the amenities and features of a modern day regional capital. The city also has an excellent choice of state and independent schools and Exeter University is one of the most popular universities in Britain consistently ranking within the top ten in many league tables. Exeter International airport is five miles east of the city and there are excellent rail and road links including the mainline services to London



Directions

As you approach the centre of Heavitree continue down Fore Street passing Tesco Express on your left. Turn left at the next set of traffic lights onto Whipton Lane. Heavitree Pleasure Park will be on your left and you want to continue forward until you reach a mini roundabout. Turn left onto Sweetbrier Lane and No.64 will be found approximately 300yds on your left. Council Tax Band: D

