



36 Whiteway Drive

Heavitree, EXETER, EX1 3AN

A recently modernised and extended 4 bedroom semi-detached house with striking open-plan kitchen/diner/family room and an impressive loft conversion creating a superb master bedroom with separate en-suite shower room. The superbly fitted kitchen has been equipped with a comprehensive range of quality Neff integrated appliances and 'slow close' storage cupboards and drawers including two tall integrated larder style fridge & freezer appliances. Karndean luxury vinyl flooring features throughout the kitchen and dining/family room extension and there is underfloor heating in the dining/family room area only. The property also comes with a sizeable utility room, cloakroom WC, gas central heating, uPVC double glazing, off road parking at front of house for two vehicles, south-west facing garden and a sizeable lock-up shed.

This stunning family home occupies a 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, there is a bus shelter just a few hundred yards away.

Whiteway Drive 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.

Strong interest anticipated and early viewings recommended.

Guide Price £500,000

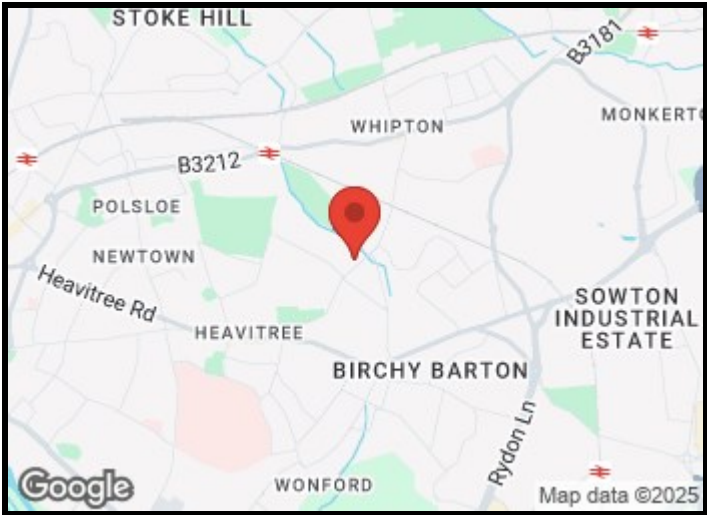
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- NEAR HEAVITREE PARK
 - Dining/Family Room Extension (underfloor heating)
 - Bath/Shower Room (first floor)
 - Private Off Road Parking for 2 Vehicles
- Reception Hall, Lounge
 - Utility Room & Cloakroom/WC
 - Gas Central Heating & uPVC Double Glazing
- Kitchen (open-plan with dining/family room)
 - 4 Bedrooms (incl - loft master bedroom en-suite)
 - Attractive South-West Facing Rear Garden

Reception Hall	Bedroom 2	11'9" x 8'10" (3.6 x 2.7m)
14'0" x 6'0" (4.29m x 1.83m)	12'9" x 10'11" (3.90m x 3.35m)	
Lounge	Bedroom 3	
12'9" x 12'3" (3.89m x 3.75m)	12'0" x 10'11" (3.66m x 3.33m)	
Kitchen/Diner/Family Room	Bedroom 4	
Kitchen	7'4" x 6'9" (2.25m x 2.06m)	
11'10" x 10'8" (3.63m x 3.27m)	Bathroom	
Dining/Family Room Area	8'5" x 7'3" (2.57m x 2.21m)	
17'0" x 9'9" (5.19m x 2.98m)	Master Bedroom Suite	
Utility	Bedroom 1	
8'5" x 7'4" (2.59m x 2.25m)	18'10" x 13'1" (5.76m x 4.00m)	
Cloakroom WC	En-Suite Shower Room	
Landing	6'6" x 5'7" (1.99m x 1.71m)	
	Parking	
	Rear Garden	

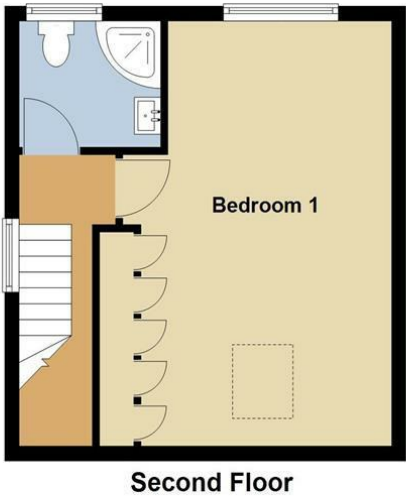
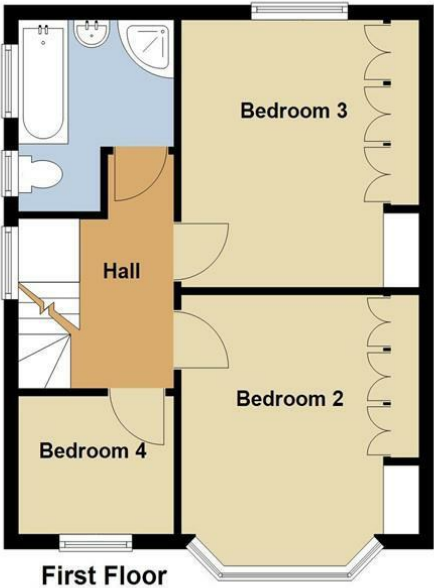
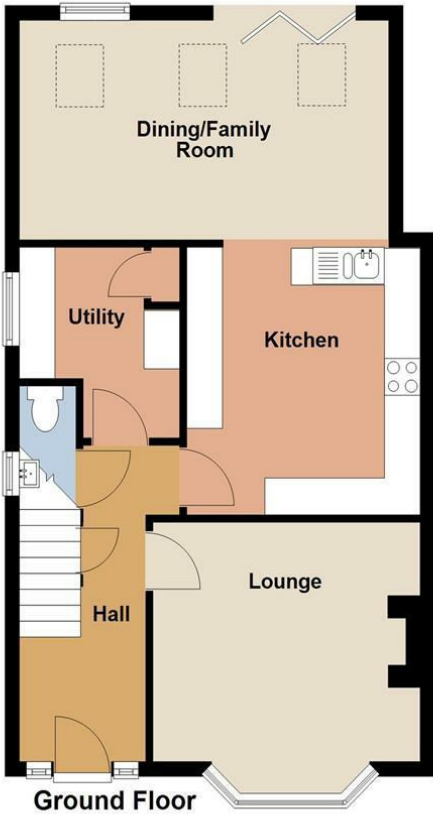


Directions





Floor Plan



Total area: approx. 125.1 sq. metres (1346.3 sq. feet)
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
36 Whiteway Drive, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	