



TO LET

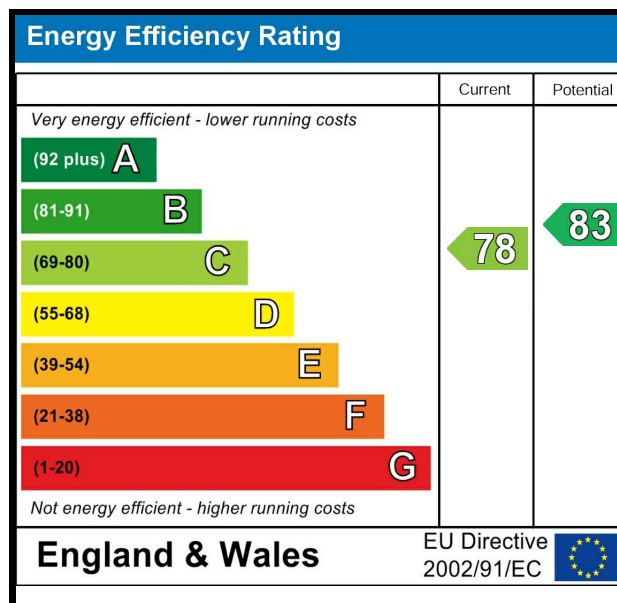


Lavender House Ludwell Lane, Exeter, EX2 5AQ

£350,000



- Stunning Countryside Location
- Striking Open-Plan Kitchen/Living Room
- 3 Bedrooms (all with views)
- uPVC Double Glazing
- Large South Facing Rear Garden
- Fabulous Views Across Ludwell Valley Park
- Utility Room & Cloakroom/WC
- Spacious Bath/Shower Room (4 piece suite)
- Central Heating via Radiators
- Private Off Parking for 2 Vehicles



## THE PROPERTY

An exciting opportunity to acquire this superb 3 bedroom semi-detached house quietly situated in a stunning location with spectacular south facing views across the hills of Ludwell Valley Park. The heart of the home is undoubtedly the fashionable open-plan kitchen/living room creating a bright and airy space that invites natural light throughout the day. Young families will simply love the sociable space with patio doors opening out onto a full width sun terrace and large south facing level garden; the scenic back drop of hillside and trees providing a captivating charm and relaxing atmosphere. On a practical note, having access onto Ludwell Valley Park virtually on the doorstep provides the perfect environment for energetic children, keen walkers and dog owners. The property benefits from the home comforts of uPVC double glazing and central heating via radiators ensuring warmth and energy efficiency throughout the seasons. This house is one of four modern homes built in the last 5-6 years, they are all connected to mains water and share a private drainage system in the form of a septic tank. This property comes with two private parking spaces.

This a perfect place to live for those seeking an idyllic and peaceful country retreat while at the same time being just a few minutes driving distance or a 20-30 minute walk to local amenities, hospitals, Lidl's, Wonford Sports Centre, Wonford Green Surgery and a

## SITUATION

## Directions

