



58 Whitchurch Avenue

Broadfields, Exeter, EX2 5NT

Guide Price £375,000

Situated on Whitchurch Avenue, this modernised semi-detached house presents an exceptional opportunity for families or young professionals seeking a blend of comfort and outdoor enjoyment. Built in 1960's, the property boasts three double bedrooms and a thoughtfully designed layout that maximises space and light.

As you set foot inside the house at ground floor level, the open entrance hall gives way to a sizeable utility room/cloakroom WC and the first bedroom adding to the versatility of the accommodation. The hall then opens through to the spacious lounge/diner spanning the full width of the house and offering spectacular views across Ludwell Valley Park to distant hills. This inviting living area seamlessly connects to a recently modernised kitchen, creating an ideal space for family gatherings and entertaining. One of the standout features of this home is the expansive south-west facing balcony, perfect for alfresco dining and soaking in the stunning vistas.

The lower ground floor features two double bedrooms and a well modernised bathroom.

The property is equipped with uPVC double glazing and gas central heating, as well as a log burner in the lounge/diner ensuring warmth and energy efficiency throughout the year.

The well landscaped gardens, arranged over three levels, offer ample potential for further enhancement, whether it be through decking or additional planting, providing a serene environment for relaxation and socialising. Off-road parking for two vehicles is conveniently located at the front of the house.

- Spectacular Hillside Views
- Private Parking for 2 Vehicles
- Lounge/Dining Room
- Modernised Kitchen
- Utility Room/Cloakroom W.C.
- 3 Double Bedrooms
- Modernised Bathroom
- Gas Central Heating & uPVC Double Glazing
- Large Balcony (South West Aspect)
- Well Landscaped Rear Garden

Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.



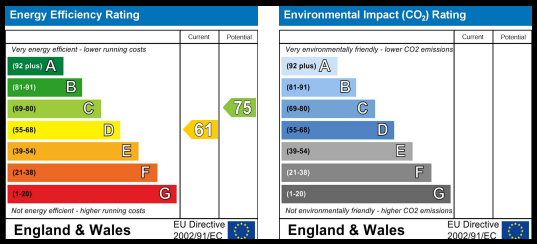
Floor Plan



Area Map



Energy Efficiency Graph



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