

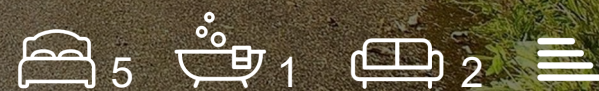


FRANCIS LOUIS  
Residential



Wrefords Close, Exeter, EX4 5AY

Price Guide £450,000 to £475,000





# Wrefords Close

Exeter, EX4 5AY

- Extended property
- 4/5 bedrooms
- Great Location.
- Views
- 2 parking spaces
- Landscaped Garden

Guide Price £450,000 to £475,000 - This extended detached residence offers four to five bedrooms and is nestled in a highly desirable area. Highlighted by its breathtaking kitchen/dining/family room, which boasts picturesque views of the surrounding countryside, the property also features a lounge, a versatile dining room or potential fifth bedroom, a utility room, a convenient w/c, and a shower room. Accompanied by parking space for two vehicles, the property's landscaped rear garden is adorned with a detached bar, perfect for entertaining.



#### Hallway

Double glazed door to the front aspect, stairs to the first floor, radiator, doors to

#### W/C

A low level w/c, a wash hand basin, radiator

#### Lounge

Double glazed window to the front aspect, radiator, feature fireplace, French doors to

#### Kitchen/Dining/Family room

A range of matching floor and wall mounted kitchen units with a roll top work top and drawer units, inset sink, integral two door oven, microwave, wine fridge, fridge, freezer, breakfast bar, tiled floor, two patio doors to the garden, double glazed windows to the garden, radiator, door to,

#### Utility Room

Space for utilities

#### Dining Room/ Bedroom 5

Double glazed French doors to the front aspect, radiator,

#### Landing

Double glazed window to the front aspect, doors to,





#### Bedroom 2

Double glazed window to the front aspect, radiator, built in wardrobes,

#### Bedroom 1

Double glazed window to the rear aspect, radiator, built in wardrobes,

#### Bedroom 3

Double glazed window to the front aspect, radiator,

#### Bedroom 4

Double glazed window to the rear aspect, radiator,

#### Shower room

A walk in shower, a low level w/c, a wash hand basin, double glazed window to the rear aspect, heated towel rail, tiled floor and surround,

#### Outside Front

There is a driveway with parking for two cars, side access to the rear.

#### Outside Rear

The rear garden is landscaped with a feature seating area with a fire pit and pergola over, a bar and the garden enjoys impressive views.

#### Bar

A feature room with two sets of double glazed patio doors, a double glazed window, power and lights. The room is currently set up as a bar, but it can be used for anything someone requires.

#### Agents Notes

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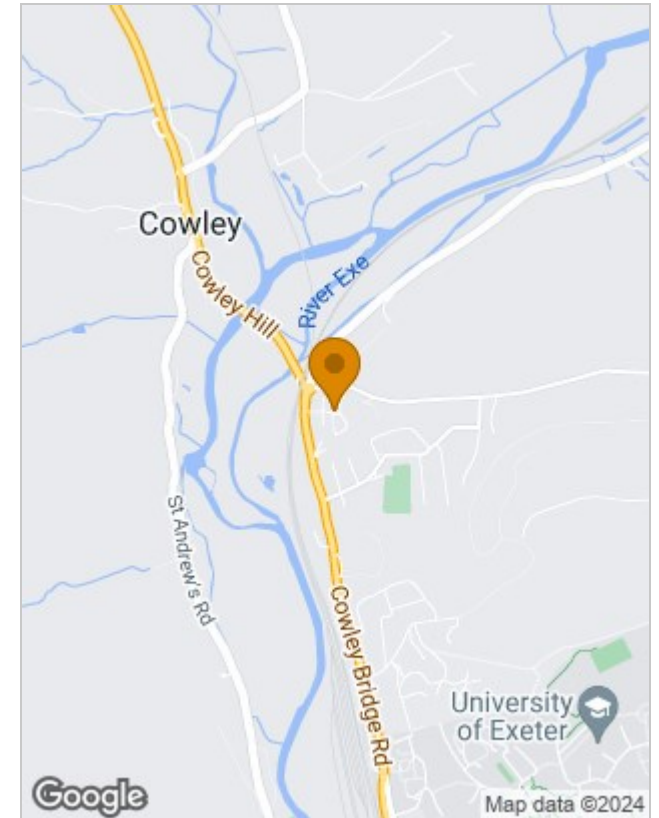




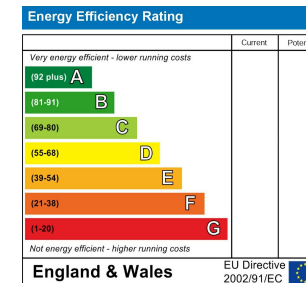
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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