



FRANCIS LOUIS
Residential



Old Butterleigh Road, Exeter, EX5 4JE
Guide Price £475,000 to £525,000





Old Butterleigh Road

Exeter, EX5 4JE

- Circa 0.25 acre plot
- Off road parking
- Village location
- Local amenities
- Large garage
- Large well-maintained gardens
- Easy access to Exeter & Tiverton
- M5 motorway at Cullompton

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An impressive residence situated on the outskirts of Silverton, featuring a spacious ~¼ acre plot, three bedrooms, and a versatile floor plan.

This three-bedroom family home boasts a generous plot of approximately 0.25 acres, complemented by both front and rear gardens. The open-plan kitchen/dining room provides a welcoming space, while the flexible accommodation adds to the home's adaptability. Conveniently located with easy access to Tiverton and Exeter, this superb property also includes a large garage, off-road parking, and holds a Freehold status.



Ground Floor

The main level of the residence has two spacious living rooms, a well-appointed kitchen seamlessly connected to the dining room, a bedroom currently serving as an office, and a conveniently located shower room.

The first sitting room boasts captivating garden views, a log burner, and a glazed patio door that seamlessly connect indoor and outdoor living spaces. Functioning as a family room, the second sitting room opens up to a decking area through double glazed sliding doors.

The well-equipped kitchen/dining room is fitted with a range of matching base and wall units, a Rayburn stove, an electric oven, and space for a dishwasher, freestanding fridge and microwave. The ground floor encompasses a thoughtfully designed shower room with a corner shower, WC, and basin. The third bedroom is currently utilized as a study and offers adaptability for many uses.





First floor

Ascending the stairs, two double bedrooms on the upper level each exude their own unique charm. The master bedroom provides delightful garden views and includes a relaxing roll-top bath, offering a perfect retreat after a long day and a WC acting as its en-suite. The second double bedroom is cleverly arranged with both a double bed and a single bed, maximizing the use of space. It offers a delightful view to the front of the property, overlooking the neighbouring fields.

The property offers ample storage, featuring a substantial airing cupboard and two loft spaces. The main loft is accessible from bedroom 2 which is insulated, and partially boarded.

Garage

A spacious garage is accessible either through the electric up-and-over door or via a separate door that opens directly to the family room. The garage provides ample space for a car, along with additional storage. Furthermore, there is designated space and plumbing for a washing machine and tumble dryer, effectively serving as a utility area. Additional space for a further chest freezer and upright fridge along with worktop space and cupboards.

Outside Front

A chipped stone driveway offering generous parking space for at least two vehicles. The remaining front garden is meticulously maintained lawn with well-established hedgerows and trees displaying its lush greenery.

Outside Rear

The rear garden is of a particularly good size and is one of the main highlights of this property. To the rear and the side of the residence lies a stunning and mature garden. This meticulously curated space has been artfully designed to serve as a sanctuary for a diverse array of wildlife. It includes a greenhouse and a wooden shed perfect for those who enjoy gardening. The garden boasts an impressive assortment of trees, along with wild garlic, an array of vibrant flowers, and shrubs that burst into a kaleidoscope of colours throughout the seasons.

Agent Notes

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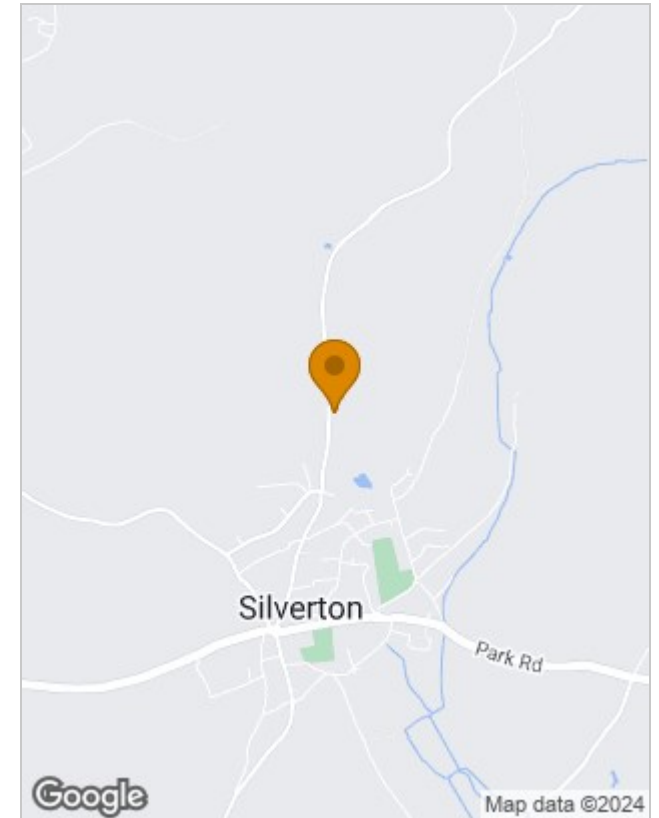




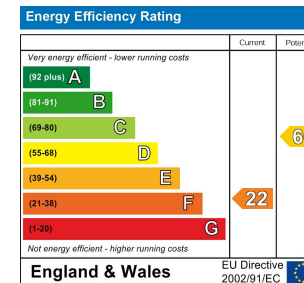
Floor Plans



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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