



9 Florida Drive, Exeter, Devon, EX4 5EX
Price Guide £530,000


FRANCIS LOUIS
Residential

This beautifully presented 4/5 bedroom link-detached house is located in the highly sought-after Pennsylvania area of Exeter, offering spacious and modern living across three levels.

On the ground floor, you'll find a contemporary kitchen/breakfast room, a convenient W/C, and a utility room. The open-plan lounge and dining room provide a great space for both relaxation and entertaining, with the lounge offering access to a feature balcony that boasts stunning views over the surrounding area.

The lower ground floor hosts three well-proportioned bedrooms, along with a family bathroom. From here, you can step into the conservatory, which offers a seamless connection to the enclosed garden – perfect for outdoor living and enjoying the private space.

The first floor is home to two further bedrooms, including a spacious master with an en-suite bathroom, providing a private retreat.

Further benefits include off-road parking for several cars and the property being sold with no onward chain, allowing for a smooth and stress-free move.

With its flexible layout, modern features, and excellent location, this link-detached house is a fantastic family home that offers both comfort and convenience. Don't miss the opportunity to view this stunning property!



Information

This impressive 4/5 bedroom link-detached house, located in the sought-after Pennsylvania area of Exeter, offers a spacious and versatile living space across three levels. Perfectly suited for family living, this property is presented to a high standard and benefits from a modern layout, stylish features, and a range of practical spaces.

Ground Floor:
On entering the property, you are greeted by a welcoming hallway which leads to the heart of the home. The modern kitchen/breakfast room is ideal for family meals and is fitted with a range of contemporary units and integrated appliances. Adjacent to the kitchen is a utility room, offering additional storage and space for laundry appliances. A convenient W/C completes the ground-floor facilities.

The open-plan lounge and dining room provides a spacious, light-filled area for both relaxing and entertaining. Large windows in the lounge lead to a feature balcony, providing stunning views of the surrounding area—an ideal spot to enjoy your morning coffee or evening sunset.

Lower Ground Floor:
On the lower ground floor, you'll find three well-proportioned bedrooms, offering flexible use for family, guests, or a home office. These bedrooms are serviced by a family bathroom, providing a modern and functional space for daily use.

The lower ground floor also features a conservatory, a fantastic addition to the home that provides a peaceful retreat and offers direct access to the enclosed rear garden. The garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private, tranquil setting.

First Floor:
The first floor is home to two further bedrooms, including a spacious master bedroom with its own en-suite bathroom. This upper-level sanctuary offers a peaceful retreat, away from the hustle and bustle of family life.

Outside:
To the front of the property, there is off-road parking for several vehicles, ensuring plenty of space for family and guests. To the rear, the garden is accessible via the conservatory and offers a well-maintained, enclosed space for outdoor enjoyment.

- Additional Features:**
- Feature balcony with breathtaking views
 - Off-road parking for multiple vehicles
 - Spacious and flexible living space across three levels
 - Modern kitchen and bathroom fittings
 - Sold with no onward chain

This superb home offers an excellent blend of space, style, and functionality, making it an ideal choice for families or those seeking a property with versatile accommodation. Situated in the popular Pennsylvania area, the property is conveniently located close to local amenities, schools, and transport links, providing easy access to Exeter city centre and beyond.

Viewing is highly recommended to fully appreciate the size and quality of this wonderful home. Contact us today to arrange a viewing!

Agents Notes









Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1501.43 ft²

Balconies and terraces

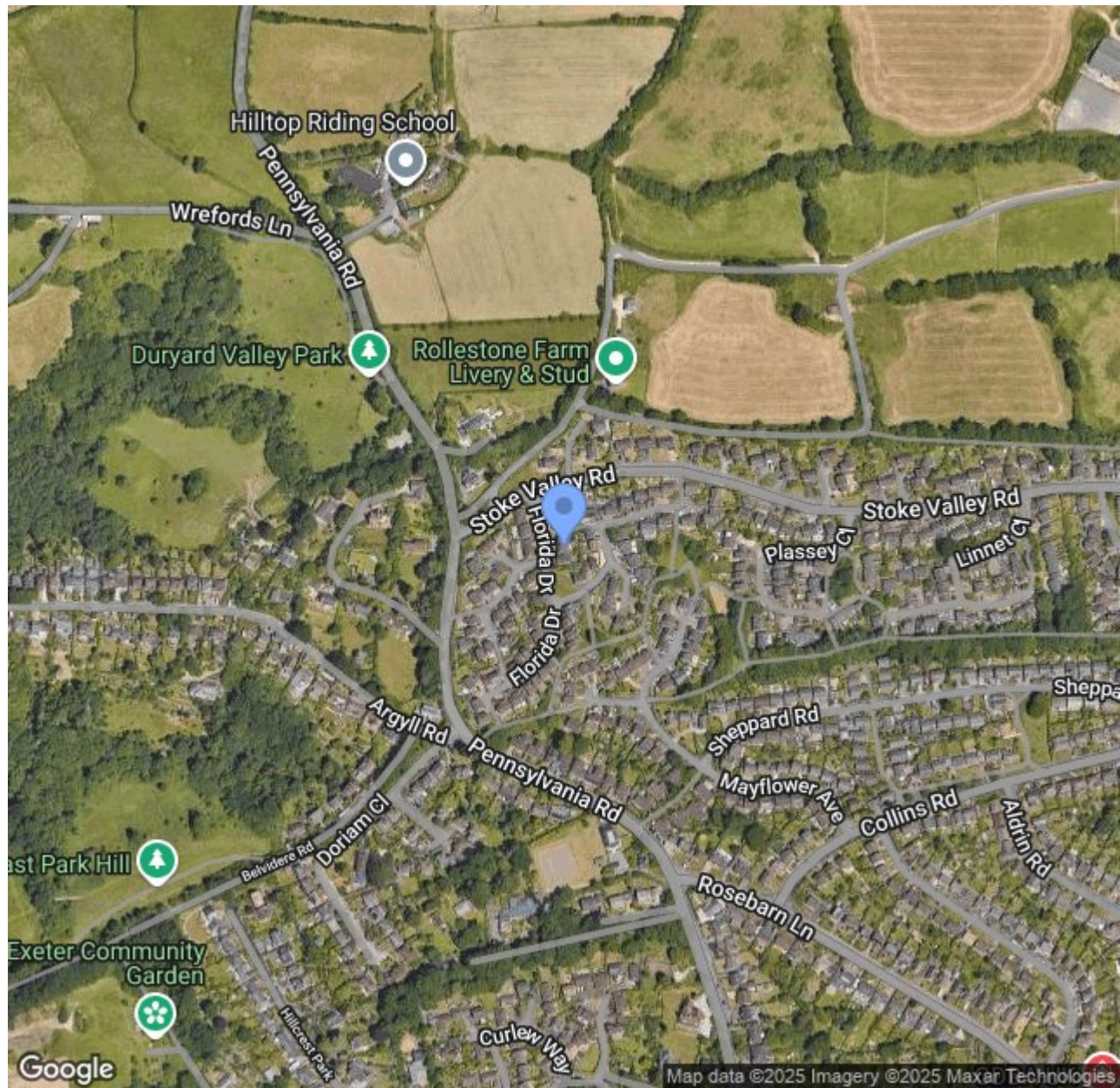
24.22 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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