



43 Wrefords Close, Exeter, EX4 5AY
Guide Price £400,000 to £425,000


FRANCIS LOUIS
Residential

FOR SALE: Stunning 3-Bedroom Detached House Near Cowley Bridge, Exeter
GUIDE PRICE RANGE: £400,000-425,000

Discover your dream home with this beautifully presented, modern 3-bedroom detached house, perfectly situated near the Duryard Hills in Exeter. With thoughtful features and a convenient location, this property is ideal for families or professionals seeking comfort and style.

Location:

Situated near Cowley Bridge, this property provides the perfect blend of peaceful surroundings and excellent accessibility. Enjoy close proximity to local amenities, reputable schools, and easy transport links to Exeter city centre and beyond.

Why You'll Love This Property:

This home is ready to move into and ideal for families or professionals looking for a modern property with both indoor and outdoor space. The well-presented interiors, practical features, and excellent location make it a truly special opportunity.

Arrange a Viewing Today!

Don't miss out on this stunning detached house. Contact us now to book a viewing and see everything this property has to offer.

Contact:

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Extended Entrance Hallway

A warm and welcoming entrance with oak flooring, offering plenty of space and a modern feel, setting the tone for the rest of the property.

Modern Kitchen

A well-equipped, contemporary kitchen featuring an integrated fridge and freezer, hob, and built-in microwave, with ample storage and workspace to make meal preparation a pleasure.

Guest Bathroom

A convenient downstairs w/c for when guests are over!

Spacious Lounge with Gas Fire

Relax in the inviting lounge, complete with a cozy gas fire for those colder evenings.

French Doors Leading to Patio

Step through the elegant French doors from the lounge onto the patio area, perfect for alfresco dining or entertaining guests.

Patio and Garden

Enjoy the outdoor space with steps leading up to a beautifully maintained garden. The property also offers side and rear access for added convenience.

LED Staircase Lighting

Stylish new LED lighting on the staircase adds a modern touch.

Master Bedroom

A spacious bedroom with carpeted floors, and views onto the lovely communal green to the rear of the property.



Bedroom 2

A spacious bedroom with carpeted floors, and views onto the scenic Duryard Hills.

Bedroom 3

A decent sized double bedroom which views onto the well maintained garden.

Fitted storage

Each bedroom includes fitted wardrobes, with additional fitted storage on the upstairs landing.

Oak Doors Throughout

High-quality oak doors add a touch of elegance to every room.

Attic with Potential

Access the boarded and insulated attic via a loft ladder. Featuring Velux windows, this space has the potential to be converted into another room.

Driveway and Parking

Benefit from a private driveway with space for two cars and a garage with an electric door, offering secure parking and additional storage along with a heater and plumbing.

Upgraded Electrics

The property's electrics have had a new consumer unit just two years ago, ensuring safety and reliability.

Double Glazing and Central Heating

The property is fully double-glazed and features central heating, providing comfort and energy efficiency all year round.

Outdoor Features

An electric power point and tap are conveniently located by the side of the house, ideal for outdoor tasks.

Communal Green

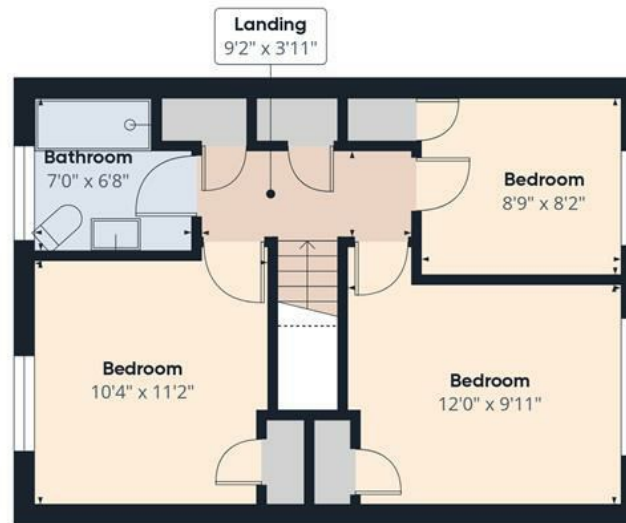
A communal green area located behind the house provides a peaceful and scenic setting.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

951.64 ft²

Reduced headroom

0.2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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.

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