



8 Norman Drive., Cullompton, EX15 1XQ
Price Guide £550,000


FRANCIS LOUIS
Residential

Welcome to this exceptional 5-bedroom family home on the popular Norman Drive in Cullompton, offering a generous 2,130 sq ft of versatile living space. Spanning three floors, this beautifully designed property features a detached double garage with a spacious self-contained room above – perfect for an annex, bedroom, home office, or games room. The ground floor boasts a spacious living room with patio doors leading to a private, enclosed lawn garden – a safe and sunny space for children and entertaining – along with a formal dining room, sleek modern kitchen with integrated appliances, utility room, and convenient WC. On the first floor, you'll find three generous double bedrooms, two of which benefit from their own ensuite bathrooms for added privacy and luxury, plus a stylish family bathroom. The second floor hosts two further double bedrooms and another well-appointed bathroom, making this home ideal for modern family life. The detached double garage and driveway provide ample parking for three cars, while the unique plot's enclosed garden offers a perfect retreat. Set within a sought-after area of Cullompton, this home has excellent access to local schools, shops, amenities, and major transport links, creating an ideal setting for family living. Ready to move in and create lasting memories, this bright and spacious property truly has it all – versatile living spaces, a fantastic garden, and a flexible detached garage room to suit your needs. Don't miss out – contact Francis Louis Residential today to arrange your viewing!



Welcome to Your New Home on Norman Drive

Discover this exceptional five-bedroom family home, perfectly situated on the ever-popular Norman Drive in Cullompton. Spanning a generous 2,130 sq ft over three well-designed floors, this beautifully presented property combines contemporary living with versatile spaces to suit all your family's needs.

Ground Floor – Light, Space and Practicality

Step through the front door into a bright and spacious entrance hallway with elegant herringbone flooring, setting the tone for the home's modern and stylish feel. The spacious living room is flooded with natural light and features French doors opening onto the enclosed rear garden – perfect for relaxed family time or summer entertaining. A formal dining room offers an ideal setting for special meals with family and friends, while the sleek and modern kitchen is fitted with integrated appliances, plenty of storage, and a sunny bay window seat – a perfect spot to enjoy a coffee in the morning sun. Completing the ground floor are a handy utility room and a convenient WC.

First Floor – Ensuite Luxury and Family Comfort

The first floor is home to three generous double bedrooms, thoughtfully designed to offer space and privacy for everyone. Two of these bedrooms feature their own modern ensuite bathrooms – a true luxury for busy family life – while a stylish family bathroom serves the remaining bedroom. This floor provides flexibility for growing families, overnight guests, or teenagers seeking their own private space.



Second Floor – Versatile Family Living

The second floor boasts two further spacious double bedrooms and another well-appointed bathroom, offering a fantastic layout for older children, guests, or a quiet home office. The bright and airy rooms on this floor provide a wonderful sense of space and tranquillity.

Detached Double Garage with Self-Contained Room

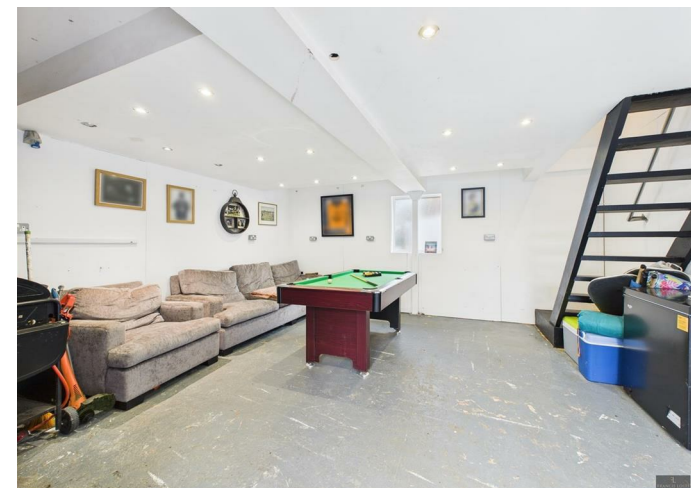
A highlight of this home is the detached double garage, which provides secure parking and storage. Above the garage is a spacious self-contained room – perfect as an annex, guest bedroom, home office, games room, or creative studio – offering endless possibilities to suit your family's evolving needs.

Outdoor Space – Private and Peaceful

The property sits on a unique plot with a private driveway for three cars, ensuring plenty of parking for family and visitors. The enclosed rear garden is level and lawned, bordered by mature trees and fencing to create a safe, sunny and peaceful retreat for relaxing or play.

Location – A Sought-After Setting

Located in the heart of Cullompton, this home enjoys excellent access to local schools, shops, and amenities. With major transport links nearby, it's perfect for commuting and everyday convenience, while still offering a peaceful residential setting.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

2130 ft²

Reduced headroom

126 ft²

(1) Excluding balconies and terraces

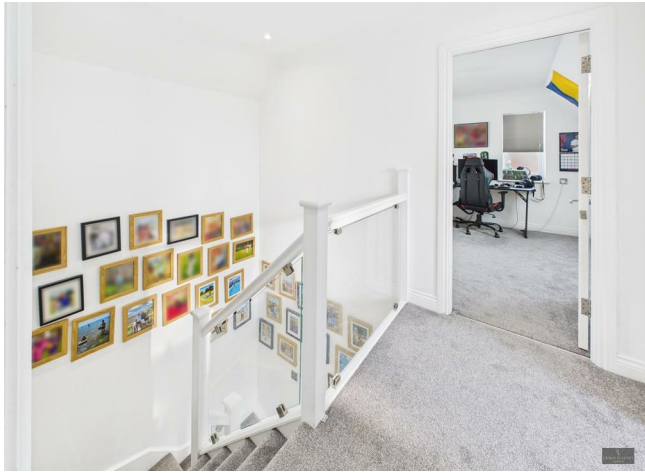
Reduced headroom

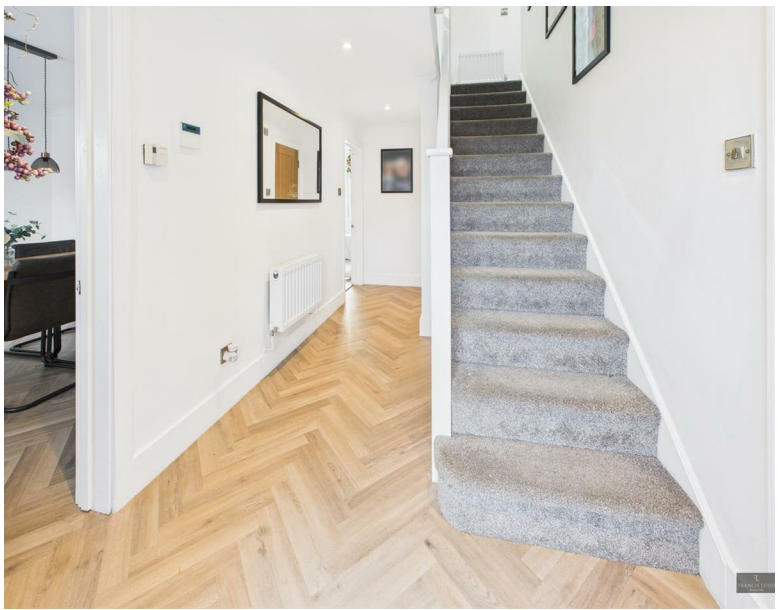
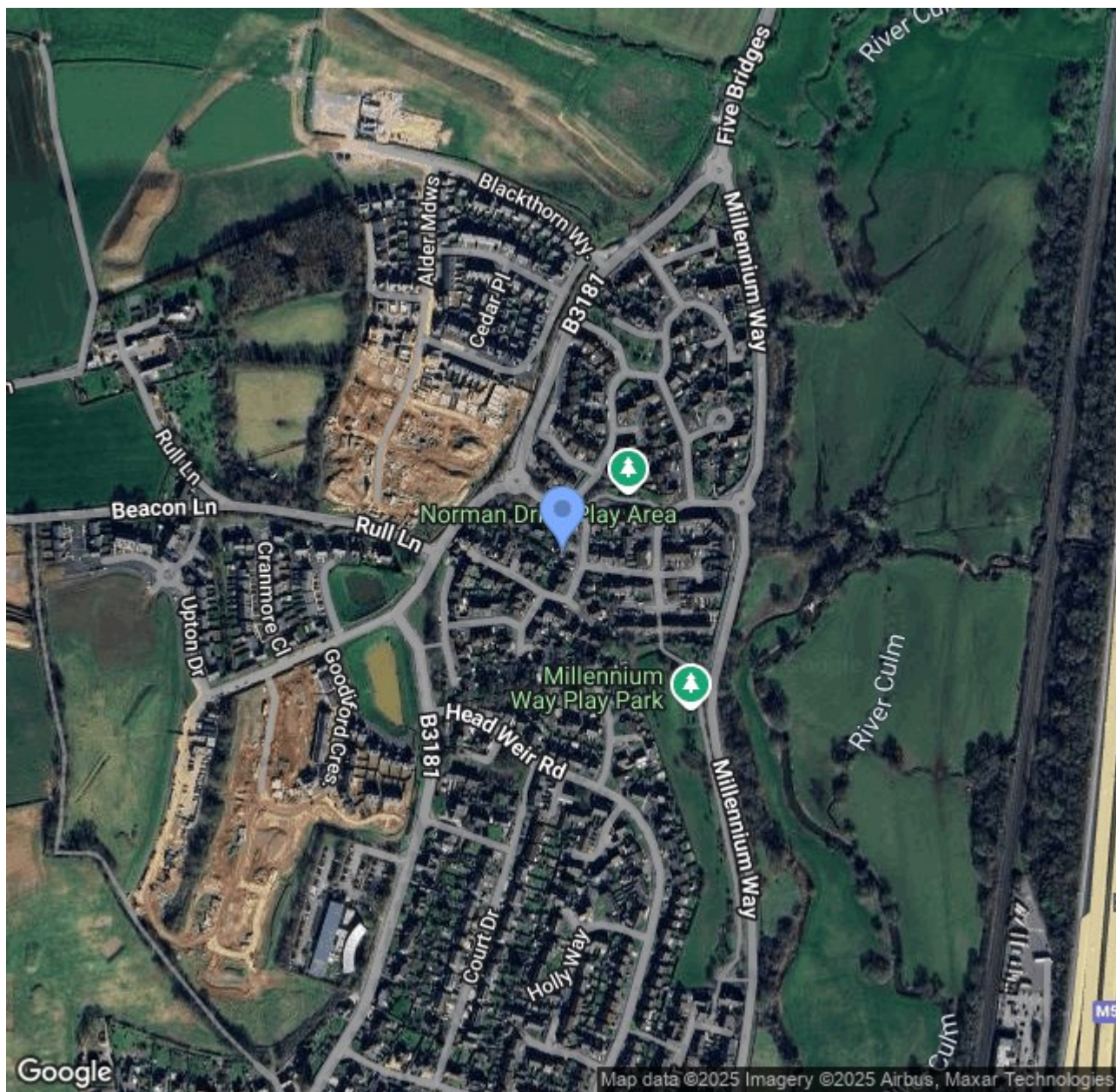
..... Below 5 ft

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.

GIRAFFE360





Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
 t. 01392 243077 | e. info@francisloouis.co.uk | www.propertysoftwaregroup.com