



11 Maryfield Avenue, Exeter, EX4 6JN
Asking Price £1,000,000


FRANCIS LOUIS
Residential

Exceptional 5-Bedroom Detached Home with 3 En-Suites, Balcony & Expansive Garden – Welcome to Maryfield Avenue, one of Exeter's most desirable residential streets, where this outstanding five-bedroom detached family home delivers style, space, and versatility in abundance. Thoughtfully extended and beautifully finished throughout, the property boasts over 2,000 sq ft of internal living space, three en-suite bedrooms, multiple reception areas, and a stunning landscaped garden that blends seamlessly with the living space.



- Approx. 2,019 sq ft plus 138 sq ft of balconies and terraces
- Move-in ready and immaculately presented - NO CHAIN
- Walking distance to excellent local amenities and Exeter city centre
- Quiet yet well-connected location close to schools, parks, and transport links
- Seamless flow between interior and garden via large bi-folding doors
- Garden studio with power – perfect for work or leisure
- Bi-fold doors connecting indoor and outdoor living



Ground Floor – Light, Space & Flow

Designer Kitchen/Dining/Living Room

This showstopping open-plan area is a true highlight, complete with an expansive island, sleek cabinetry, integrated appliances, and bi-folding doors opening directly onto a paved patio —perfect for indoor-outdoor entertaining.

Two Stylish Living Rooms

Providing flexibility for family relaxation, media space or formal reception use, both lounges feature tasteful decor and excellent natural light.

Downstairs Double Bedroom with En-Suite

Ideal for guests, multi-generational living or independent teenagers, with convenient access to the utility and ground-floor bathroom.

Separate Utility Room & Walk-In Pantry

Keeping the kitchen clutter-free and functional, with dedicated space for laundry and storage.

First Floor – Elegant Bedrooms & Private Retreats

Principal Bedroom with En-Suite & Balcony Access

A luxurious sanctuary complete with modern en-suite, fitted storage and French doors leading out to a sun-trap balcony overlooking the garden.

Second Bedroom with En-Suite

Spacious and private—perfect as a teenager's room or alternative principal suite.

Two Further Bedrooms and bathroom

Two double rooms, served by a stylish family bathroom and contemporary fittings.



Outdoor Living at Its Best

Landscaped South-Facing Garden

Beautifully laid out across multiple levels with a patio seating zone, expansive lawn, established borders, and a dedicated vegetable growing area with raised beds and shed.

Large, Powered Garden Building/Shed

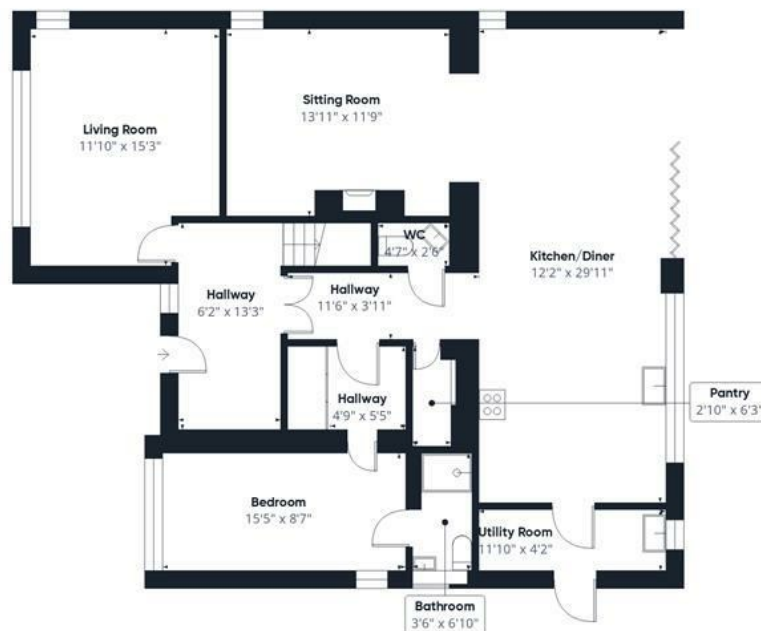
A standout feature—ideal as a home gym, studio, hobby space or secure workshop, complete with electricity and positioned at the far end of the garden for privacy and peace.

Stunning Balcony with City Views

Accessible from the principal bedroom, this elevated deck offers a serene retreat with far-reaching views across Exeter's rooftops and skyline—perfect for morning coffee or evening relaxation.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2019 ft²

Balconies and terraces

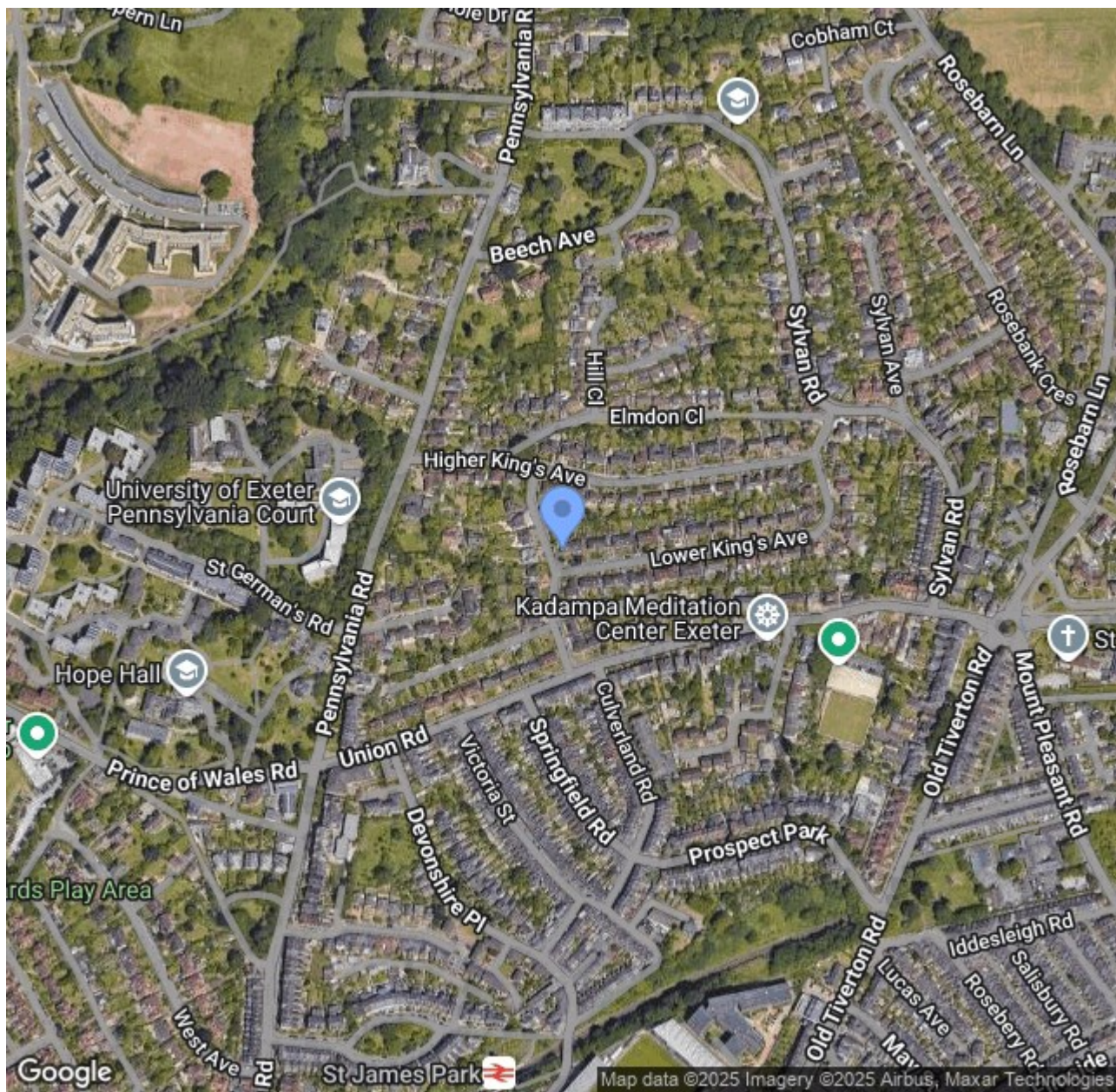
138 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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