



3 Marlborough Close, Musbury, EX13 8AP

Asking Price £425,000 Freehold

- A superbly presented modern detached bungalow
- well stocked, mature landscaped gardens with rural views
- Contemporary shower room and en-suite to master bedroom
- Extensive off road parking and single garage with electric door.
- Highly convenient cul de sac location in desirable village
- Spacious living room, dining room & sun room
- Solar Panels Fitted & Gas central heating
- Three bedrooms
- High specification integrated kitchen & separate utility room
- Sealed unit double glazing

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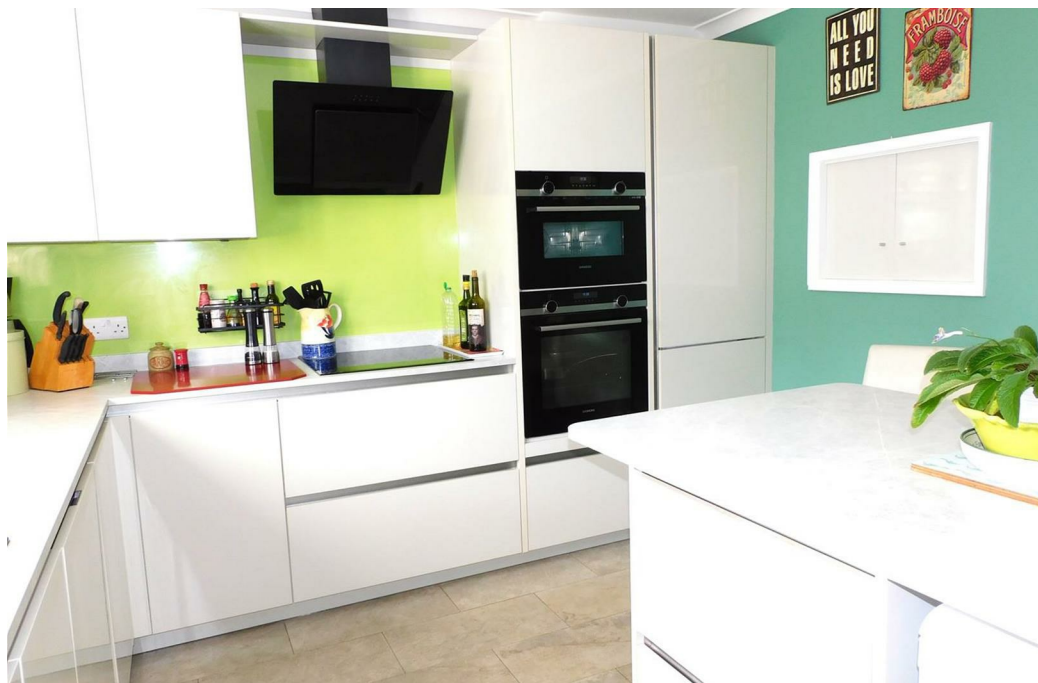
This is a spacious, detached modern bungalow located in the desirable village of Musbury within very easy reach of the coast at Axmouth and the popular town of Seaton. The property is presented in immaculate decorative order throughout and has been tastefully modernised/improved in recent years with accommodation including a spacious living room, separate dining room with views over the garden, sun lounge with direct access to the terrace, superbly appointed modern kitchen, useful utility room, three bedrooms, en-suite to master and a very attractive family shower room.

Outside, to the front is ample off road parking leading to a single garage whilst to the rear is a fully enclosed, beautifully landscaped level garden with a profusion of mature, specimen plants, shrubs and small trees. There are also views across the East Devon countryside in a westerly direction.

In summary, the property offers a superbly presented spacious home in the heart of this popular village with well planned, extensive accommodation and would suite both a family or as a retirement purchase.



Council Tax Band: D



ENTRANCE

ENTRANCE PORCH

With sealed unit double glazing and tiled floor leading to

RECEPTION HALL

Useful storage cupboard, airing cupboard housing Vaillant gas fired combi boiler with slatted shelving. hatch to part boarded loft space with light. Telephone point. Radiator, doors leading to

LIVING ROOM

16'07" max x 15'07" (5.05m max x 4.75m)

Archway leading to dining room with rural views, storage cupboard, book shelves, TV point, two radiators, door to utility room.

DINING ROOM

14'07" x 9'05" (4.45m x 2.87m)

A bright triple aspect room with views over the garden and countryside, vaulted ceiling, french doors leading to garden.

SUN ROOM

12'05 x 6'04" (3.78m x 1.93m)

Bi-fold doors to rear garden, electrically operated skylight window, radiator, door to

BEDROOM THREE/STUDY

10'05" x 8'11" (3.18m x 2.72m)

Extensive range of built in double fronted wardrobes/storage. Aspect to the rear. Radiator.

KITCHEN/BREAKFAST ROOM

12'11" x 10'11" (3.94m x 3.33m)

Comprehensively fitted with wide range of quality units comprising work surfaces, drawer units, cupboard units, eye level wall units, breakfast bar/peninsular unit with storage below, one and a half bowl sink unit with drainer, Siemens built in microwave/oven, further Siemens built in oven, Bosch hob and extractor over, Neff dish washer. Radiator, tiled floor.

UTILITY ROOM

14'08" x 4'10" (4.47m x 1.47m)

Accessed directly from the living room, Worksurface with stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, solar control panel, tiled floor radiator, door to rear garden.

Doors from the hall to

BEDROOM ONE

13'05" x 10'05" (4.09m x 3.18m)

EN-SUITE

Fitted with white suite comprising WC with recessed cistern and wash hand basin, set into base unit with cupboards below. Part tiled walls, extractor, ladder style chrome heated towel rail.

BEDROOM TWO

10'07" x 9'04" (3.23m x 2.84m)

Aspect to front. Radiator

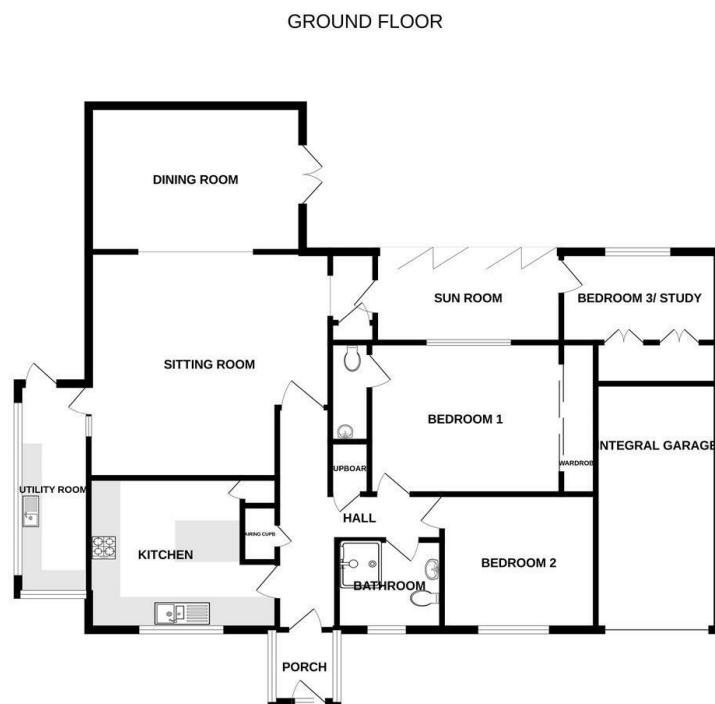
SHOWER ROOM

Fitted with contemporary white suite comprising large walk in shower and with fitted Aqualisa shower

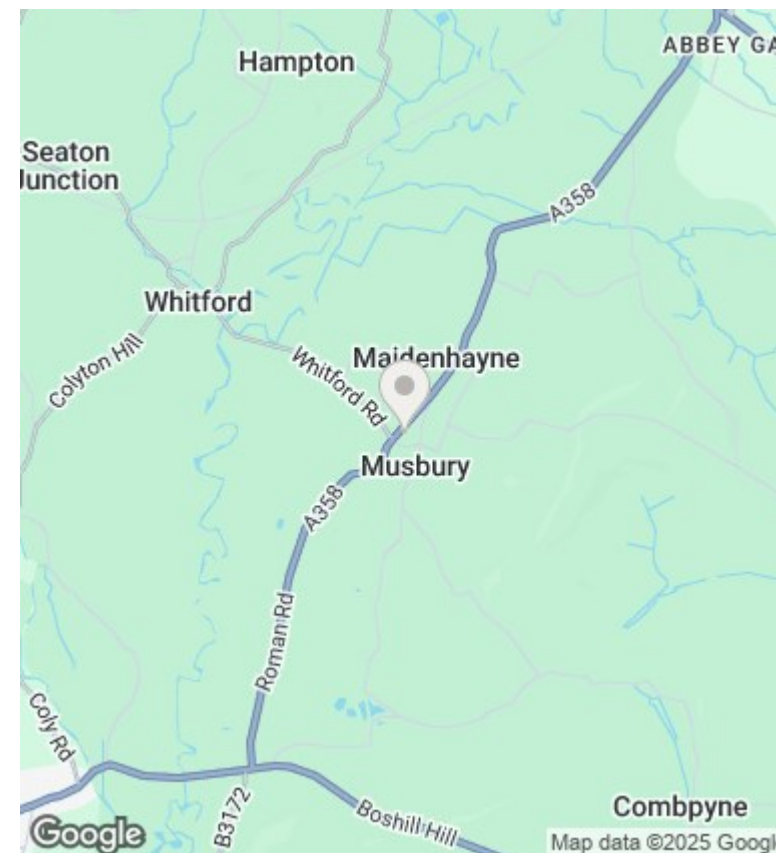
OUTSIDE

To the front of the bungalow a driveway provides off road parking and leads to the attached single garage (17'03" x 9'00") with electric powered door, power, lighting and courtesy door to side. There is also further off road parking to the front together with a collection of colourful plants and shrubs.

The secluded, landscaped rear gardens are a real feature of the bungalow and are fully enclosed whilst offering an extensive array of mature, specimen plants, shrubs and small trees. There is also a private level patio area, detached timber summer house, lawned areas, seating area below pergola. Countryside views in a westerly direction across open fields. Pedestrian access to Marlborough Road.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their accuracy or efficiency can be given.
Made with Floorplan 1000



Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 