



3 Clatworthy Avenue, Exeter, EX1 4AN

Guide price £700,000



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- Five Bedroom Detached House
- Sitting Room
- Downstairs W/C
- Two En-Suites
- Double Garage
- Open Plan Kitchen/Dining/Family Room
- Utility Room
- Family Bathroom
- Landscaped Garden
- Solar Panels



This five-bed recently constructed property offers a light and spacious open plan family room. Incorporating kitchen, dining and seating areas, a separate lounge, two en-suite bedrooms, a charming landscaped rear garden, a double garage and a private drive. Located in Pinhoe, it offers excellent access to the cathedral city of Exeter and the M5. It is located in the catchment of an outstanding primary school and provides excellent access to local services. It would make the perfect home for those looking for plenty of space for the family with great access to Exeter, the M5 and all the Westcountry has to offer.

## Walkthrough

This newly-constructed, 5-bed detached property has a distinctive architectural style that integrates brickwork with bay and dormer windows and stands out as attractive and modern. The front door opens into a welcoming entrance hall that streams with light from the garden that can be seen to the rear of the property. The hall connects the lounge (to the left) the stairs to the first floor (to the right) and the open-plan kitchen /family room directly ahead. To the immediate right a downstairs W/C is located just before the stairs.

To the left the lounge is a wonderfully well-lit room benefiting with a bay window that looks out over the

front lawn. It is a good size and offers plenty of space for a four-seat sofa and considerable additional seating and furniture.

At the end of the corridor the open-plan kitchen/family room is the heart of the house. The kitchen area is well-fitted with an integrated AEG double oven, AEG gas hob, dishwasher and fridge-freezer. It has sparkling grey granite worksurfaces, a breakfast bar and a double sink overlooking the rear garden. There is ample storage provided by high and low fitted units and a utility room located directly off the kitchen provides further work surfaces, storage and plumbing and electrics for both a washing

machine and drier; there is also a door providing side access to the property. A further door opposite the breakfast bar opens into an additional under-stair storage cupboard.

The sitting and dining areas are a good size and provide an incredibly versatile space. The current owners have a seating area surrounding a coffee table facing the double doors to the garden with a dining area to the rear of the room, but the room could easily host a large dining table or sofas and additional seating to match your own preferences. The whole room benefits from excellent natural light with double windows at the kitchen end, double doors with double



accompanying windows in the centre of the room and triple windows at the other end. The double doors open directly onto the patio of the rear garden allowing the garden to act as part of the house on sunny days.

Upstairs is accessed by following a lovely wooden banister to a landing that connects the property's five bedrooms and the family bathroom. At the far end of the landing are two en-suite rooms. The primary bedroom, located to the left is a good-sized room with a fitted wardrobe and a full-width bay window overlooking the front of the property; its ensuite consists of a walk-in rainfall shower, W/C, basin and full-length heated towel rail. The second bedroom on the opposite side of the landing, benefits from views

over the rear garden and a good-sized alcove by the door suitable for wardrobe or other storage. The ensuite also includes a walk-in shower, W/C, basin and heated towel rail. Of the remaining three bedrooms two overlook the rear garden with the last room benefiting from dormer windows overlooking the front of the property. There is also a large under eaves storage cupboard. The family bathroom includes a bath, walk-in shower, W/C, basin and heated towel-rail. There is a further cupboard off the landing which houses the water system.

Outside, the rear garden is accessed directly from the family room. It has been landscaped into a number of areas with a patio with stepping stones leading across one lawned area to a raised second area of lawn to the

rear of the garden. Attractive borders planted with shrubs and flowers follow the edges of the lawns and to the left a gravel path leads to the side of the property. To the right side of the patio a paved path leads around to the right side of the property to access the utility room door. There is also a latched wooden gate that leads around to the garage and the front of the house.

At the front of the property there is a lawn with adjacent tarmac drive leading to the double garage. The drive provides additional parking. The property is on mains water, gas, sewerage. electric and has south facing solar panels.

The property was constructed in 2023 and has 8 years remaining on its NHBC warranty.

### Location

The property is located in a new development in Pinhoe, the north-eastern suburb on the outskirts of the Cathedral city of Exeter in Devon, just 4.1 miles from the town centre and University's Streatham Campus. Pinhoe has great access to services with a Coop and an



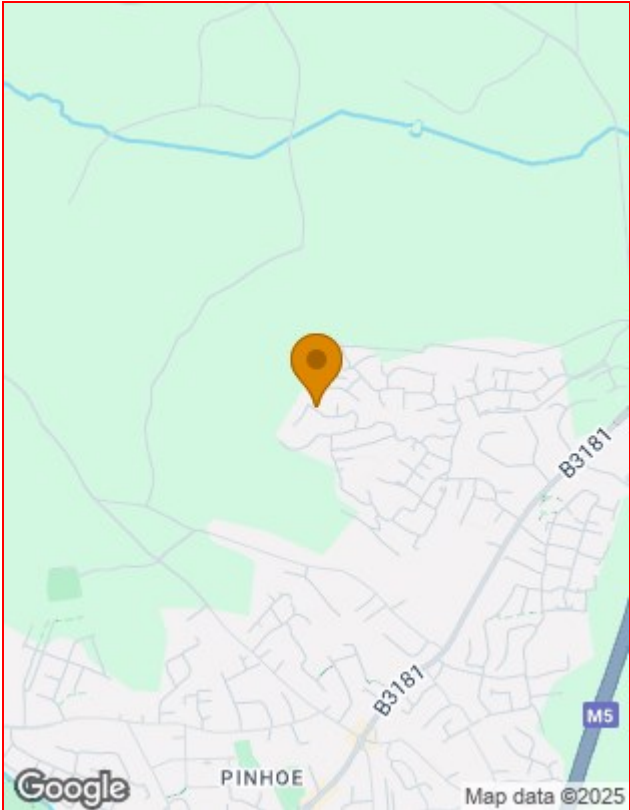


outstanding primary school within 0.6 miles; Sainsburys, Aldi and Lidl all within 1.8 miles. Pinhoe also has a well-respected Italian restaurant (4.7 on tripadvisor), takeaways (Chinese and pizza), a pub (the Heart of Oak), a pharmacy, library and a doctors surgery. It is on main bus routes to Exeter and, within 1.3 miles from the property, Pinhoe train station is on the main line between Exeter and London. This provides direct links to both Exeter Central station (for the town centre) and to Exeter St Davids (for further rail links to the West and North of England). Exeter Airport is also very close (4.7 miles) with Bristol Airport accessible via the M5 (c. 65 miles).

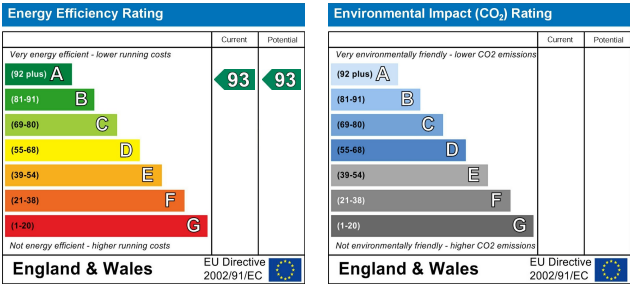
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

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