





# Staddon Close Exeter EX4 8QY



## Property Description

*A beautiful four bedroom detached family home with garage and driveway. The property is located at the bottom of a quiet cul-de-sac with a pleasant outlook. Internally the property boasts a stylish open planned kitchen / dining room, perfect for all the family to enjoy, spacious living room with doors leading to rear garden, downstairs WC, four good size bedroom with a master en-suite & a family bathroom. Outside there are beautiful gardens surrounding the property & summer house that could be used as an office. Located in an exclusive development. The property offers excellent access to local amenities, Polsloe Bridge Train Station, the City Centre and major road networks out of the city.*

**Entrance Hallway**

Accessed via a uPVC frosted double glazed front door, with doors to the kitchen dining room, lounge, cloakroom, stairs to the first floor landing, karndean flooring, coved ceiling and a wall mounted radiator.

**Lounge**

18' 10" x 12' ( 5.74m x 3.66m )

Front aspect uPVC double glazed window, inset electric fireplace, TV and telephone points, under stairs storage cupboard, karndean flooring, uPVC double glazed French doors opening on to the garden and two wall mounted radiators.

**Kitchen / Dining Room**

18' 9" x 10' 9" ( 5.71m x 3.28m )

Front and side aspect uPVC double glazed windows, beautiful range of eye and base level units, with a stainless steel sink with a mixer tap and single drainer, marble effect work surfaces with tiled splash back, integrated fridge/freezer, double oven, dishwasher. Breakfast bar, seating area, karndean flooring, spot lighting, coved ceiling, two radiators and a uPVC double to the rear garden.

**Cloakroom**

Rear aspect uPVC frosted double glazed window, low level toilet, wash hand basin, partial tiled wall, coved ceiling and a wall mounted radiator.

**First Floor Landing**

Rear aspect uPVC double glazed window, doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room, airing cupboard with water tank and shelving, access to the loft void above and a coved ceiling.

**Bedroom 1**

12' 5" x 11' 1" ( 3.78m x 3.38m )

Front aspect uPVC double glazed window, double built in wardrobe with hanging space and shelving, TV and telephone points, coved ceiling, karndean flooring, wall mounted radiator and a door to the en suite,

**En-Suite**

Side aspect uPVC frosted double glazed window, three piece white suite comprising fully enclosed shower cubicle, low level WC, pedestal wash hand basin, tiled walls, shaver extractor fan and a heated towel rail.

**Bedroom 2**

8' 10" x 9' 5" ( 2.69m x 2.87m )

Front aspect uPVC double glazed window, triple built in wardrobe with hanging space and shelving, coved ceiling and a wall mounted radiator.

**Bedroom 3**

9' 8" x 7' 8" ( 2.95m x 2.34m )

Side aspect uPVC double glazed window with a view over the garden, triple built in wardrobe with hanging space and shelving, coved ceiling and a wall mounted radiator.

**Bedroom 4**

7' 2" x 7' 1" ( 2.18m x 2.16m )

Front aspect uPVC double glazed window, built in storage cupboard, TV point, coved ceiling and a wall mounted radiator.

**Shower Room**

Front aspect frosted uPVC double glazed window, three piece suite comprising a fully enclosed shower cubicle, low level toilet, pedestal wash hand basin with a mixer tap, tiled walls, coved ceiling, tiled flooring and a wall mounted heated towel rail.

**Garage**

With a metal up and over door, side window, light and power.

**Front Garden**

Lawned area with shrub borders, paved pathway to the front door and off road parking.

**Rear Garden**

The property is situated on a generous plot with a paved area to one side and the rear of the house, a further lawned area with shrub borders, mature trees, wooden summer house and a seating area, outside tap, gate to the front garden and a side door to the garage.



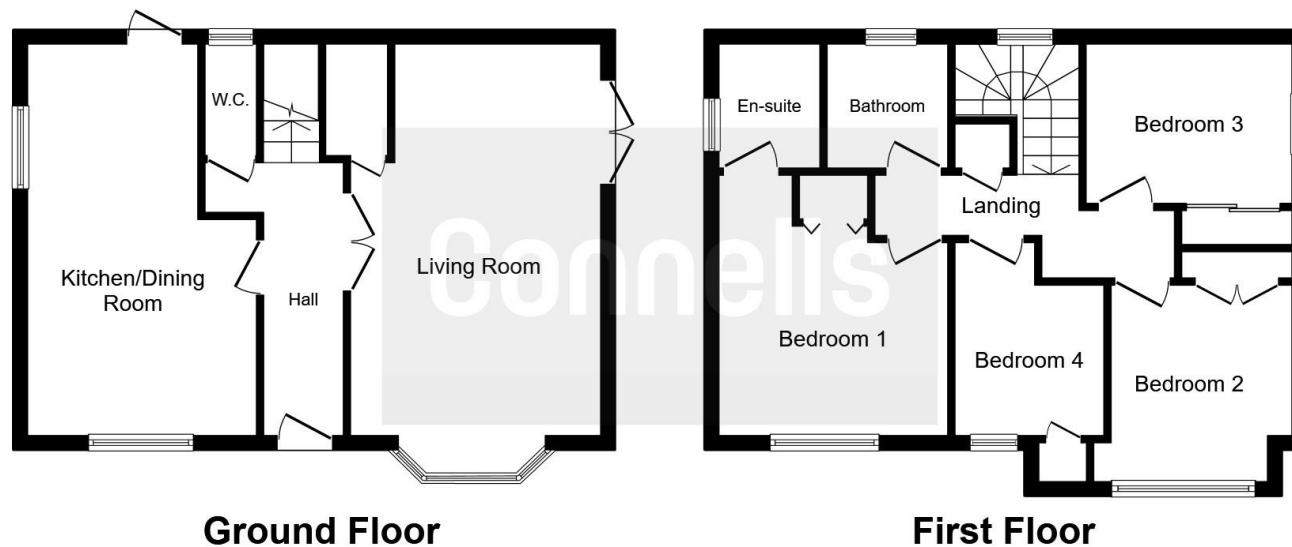












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**EPC Rating: C**

Tenure: Freehold

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Property Ref: EXR312132 - 0006