





Property Description

A charming 3 bedroom DETACHED HOUSE nestled in a quiet cul-de-sac in a highly sought after location offers the perfect balance of tranquillity and convenience. Close to Exwick Heights Primary School, it's an ideal choice for families or anyone seeking a peaceful lifestyle with easy access to local amenities, including regular buses. Inside the property offers well-proportioned accommodation throughout, while outside you will be captivated by the beautifully landscaped secluded garden, enjoying breathtaking views over open fields perfect for entertaining or relaxing in the sunshine on the patios or lawn areas, surrounded by an abundance of vibrant flowers, mature shrubs and feature trees including a wisteria, apple trees and quince tree, creating a colourful and serene retreat. Additional benefits include a private driveway leading to a garage. Don't miss the opportunity to make this charming home your own. The accommodation comprises:- Entrance hallway, cloakroom/WC, lounge, kitchen/diner, conservatory, first floor landing, 3 bedrooms, en-suite shower room/WC and family bathroom/WC.

Entrance Hall

Double glazed door to front, under stairs storage, mains powered smoke alarm, wall mounted radiator.

Downstairs WC

Double glazed obscured front aspect window, low level toilet, wash hand basin with cupboard below.

Living Room

14' 5" x 10' 1" (4.39m x 3.07m)

Double glazed rear aspect window, Fibre broadband and TV point, wall mounted radiator. Double doors to...

Kitchen/ Diner

16' 4" x 11' 4" (4.98m x 3.45m)

Double glazed obscured door to side, double glazed front aspect window, double doors to Living Room. Base units, work surfaces, gas cooker point, plumbing for dish washer and washing machine, wall tiling, mains gas boiler, TV point, wall mounted radiator. Double glazed patio doors to...

Conservatory

14' 8" x 9' 9" (4.47m x 2.97m)

Double glazed doors to side rear patio, double glazed windows to sides and rear, boiler.

Landing

Double glazed front aspect window, pull down ladder for access to boarded loft, mains powered smoke alarm, airing cupboard with shelving.

Bedroom 1

11' 5" to front of wardrobe x 9' 8" (3.48m to front of wardrobe x 2.95m)

Double glazed rear aspect window, fitted mirrored wardrobes, TV point, wall mounted

radiator.

En-Suite

Double glazed obscured rear aspect window, shower cubicle with electric shower, low level toilet, wash hand basin with cupboard below, tiled floor, extractor fan, heated towel rail.

Bedroom 2

6' 7" x 9' 8" (2.01m x 2.95m)

Double glazed rear aspect window, TV point, wall mounted radiator,

Bedroom 3

8' 5" x 6' 5" (2.57m x 1.96m)

Double glazed front aspect window, TV point, wall mounted radiator.

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

Double glazed obscured side aspect window, bath with mains shower over, low level toilet, wash hand basin, wall tiling, wall mounted cupboard, shaving point, extractor fan, heated towel rail.

Outside

Covered entrance porch with outside light. Front lawned area with a variety of flowers and shrubs. South facing enclosed rear garden with gated access to front, patio, outside tap, security light, lawned area, a variety of flowers, shrubs and trees including roses, wisteria, quince and apple trees, further raised patio.

Garage

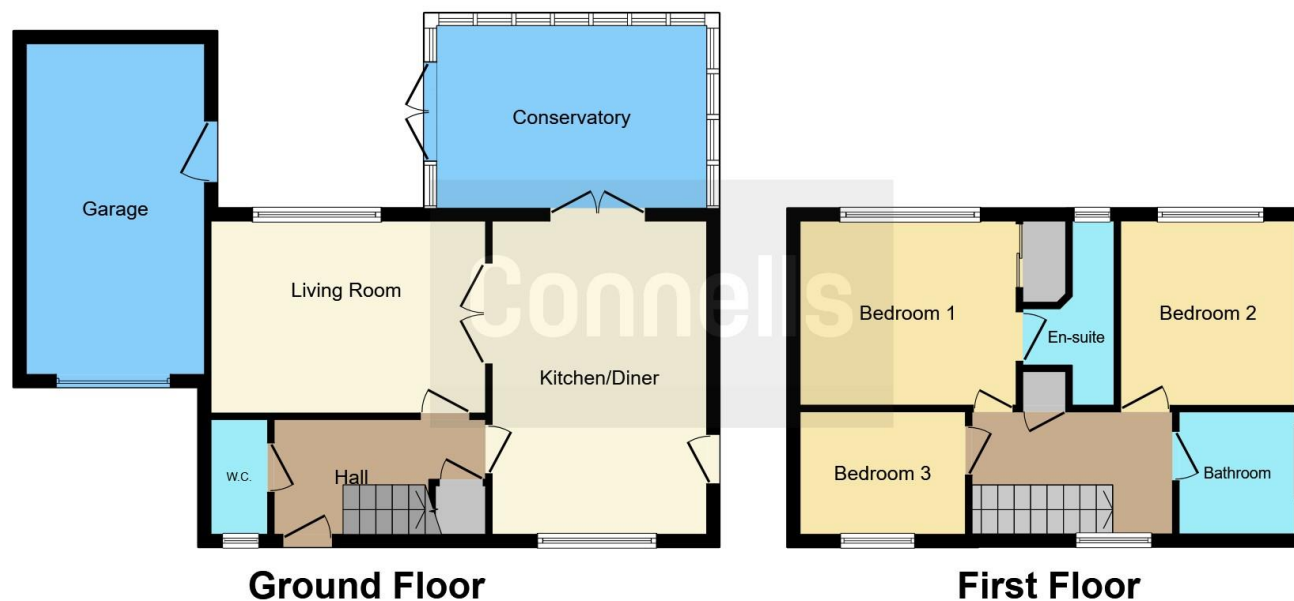
16' 8" x 9' 5" (5.08m x 2.87m)

Up and over door, double glazed obscured door to side, loft storage, mains powered smoke alarm, plumbing for washing machine, base and wall units, work surfaces, power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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