



2 Beeches Close
Woodbury
Exeter
EX5 1JN

Guide Price:
£750,000
Freehold

In brief...

- An immaculate and beautifully extended detached house in a small cul-de-sac location
- Spacious and versatile accommodation
- Attractive twin aspect sitting room with a feature fireplace
- Impressive System Six kitchen/dining room with quartz worktops and built-in appliances
- Separate utility room and cloakroom
- Useful study and garden room
- Four good size bedrooms – one with en-suite dressing room and shower room/wc
- Family bathroom/wc
- Gas central heating and Everest double glazing
- Private sunny aspect rear garden adjoining a small brook set down from the property
- Detached double garage and driveway parking for at least four cars
- Fine semi-rural village location
- Council tax band 'F'
- EPC = D

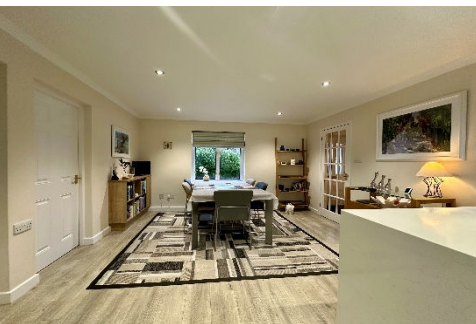


Worth viewing because...

An immaculate and beautifully located extended modern detached four bedroom house in a small cul-de-sac location. Attractive sunny aspect rear garden, detached double garage and driveway parking for at least four cars.



Knowhow...With Quality Detached Houses...



In more detail....

This well presented and immaculate extended detached house offers spacious accommodation as well as a good degree of privacy and some fine rural views from the first floor. The accommodation on the ground floor offers a fine reception hall with doors leading to a useful cloakroom, good size twin aspect sitting room and an impressive modern kitchen/dining room. It has a System Six kitchen fitted in 2016 with quartz worktops and built-in appliances including a Franke combination tap for boiling water and filtered cold water, Siemens induction hob and fan-assisted double oven/grill, Bosch dishwasher and fridge. Leading off this room is a separate utility room housing the energy efficient condensing Vaillant boiler connected to a Megaflow cylinder on the first floor. The heating system is controlled by a Nest thermostat. From the dining area a door leads to a useful study with double doors through to a garden room having sliding patio doors leading out to the rear garden. A generous size first floor landing provides access to four well proportioned bedrooms and a modern family bathroom/wc. The main bedroom also has its own en-suite dressing room with large built-in wardrobes and well appointed en-suite shower room/wc. Other features include Everest double glazing. The gardens and grounds are worthy of special mention with a brick paved driveway providing space for at least four cars and leading to a detached double garage with power/light connected having two electric remote controlled doors. The rear garden enjoys a fine sunny aspect and has been beautifully landscaped with lawn, shrubs, patios and at the bottom of the garden set down away from the property is a small brook.

To avoid disappointment an early viewing is highly recommended.



The Village of Woodbury...

"Woodbury Parish, which includes the villages of Woodbury, Woodbury Salterton and Exton is one of the largest Parishes in Devon and is situated between the Cathedral City of Exeter and the sea at Exmouth. It encompasses much of Woodbury Common, an outstanding area of natural beauty and enjoys a thriving community spirit routed in the church and chapel, in the school and in agriculture. In days past, the Parish was frequented by Sir Francis Drake and there is a chapel dedicated to his memory at Saint Swithun's in the village centre. Some of the facilities of the village include two excellent pubs, a village store and post office, doctors surgery, village hall, garage, fast food outlet, nearby golf club and leisure facilities at Woodbury Park, easy access to the Westcountry moors and a bus service operating between Exeter and Exmouth. Other nearby amenities include the award winning Darts Farm shopping centre and Greendale Farm shop, both of which are approximately 3 miles distant."

Bear in mind...

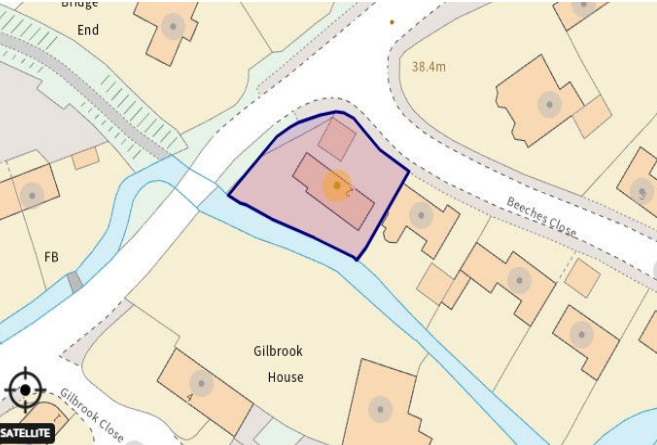
This is arguably one of the best houses in the road situated on a fine tucked away site with a private rear garden adjoining a small brook set down from the property to the rear boundary. The property is beautifully presented throughout benefitting from a brick paved driveway providing space for at least four cars and a detached double garage with two electric up and over doors. The Vaillant gas boiler was fitted in December 2017 and Everest double glazing is installed.

For more information and viewing arrangements please contact the selling agent, Whitton & Laing, Exmouth office.

Tel: 01395 267777.

Email: exmouth@whittonandlaing.com.





Directional note...

Entering the Village from the North-West along the B3179 Woodbury road, turn right at the crossroads signposted to Exmouth. Beeches Close will then be found a short way along on the left hand side and this property is the first one in on the right hand side.

Services...

All mains services are connected.

Room sizes



Reception Hall:

15' 5" x 5' 10" (4.71m x 1.77m) incl. stairs area

Cloakroom:

5' 2" x 2' 11" (1.58m x 0.88m)

Sitting Room:

18' 10" x 12' 2" (5.74m x 3.70m)

Kitchen/Dining:

18' 11" x 12' 2" (5.76m x 3.72m)

Utility room:

9' 3" x 7' 3" (2.81m x 2.22m)

Study:

7' 9" x 7' 3" (2.37m x 2.22m)

Garden Room:

13' 11" x 10' 10" (4.24m x 3.29m)

Landing - excl. recess:

9' 5" x 6' 2" (2.87m x 1.87m) incl. stairs area

Bedroom 1:

12' 6" x 10' 1" (3.80m x 3.08m)

Dressing Room:

10' 2" x 7' 4" (3.11m x 2.23m) incl. wardrobe area

En-suite Shower Room:

7' 3" x 6' 9" (2.20m x 2.07m)

Bedroom 2:

12' 2" x 11' 6" (3.70m x 3.50m) incl. wardrobe area

Bedroom 3:

12' 4" x 8' 0" (3.77m x 2.44m) max. measure

Bedroom 4:

8' 10" x 7' 1" (2.68m x 2.15m)

Bathroom/wc:

6' 8" x 6' 2" (2.04m x 1.87m)

Detached Double Garage:

17' 3" x 16' 11" (5.26m x 5.16m)



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