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25 Jordan Drive



25 Jordan Drive, , Exeter, Devon, EX1 3FQ



Exeter City Centre 3.5 miles, RD&E Hospital 3.2 miles.

Jordan Drive is an impressive, detached home situated at the end of a quiet cul-de-sac within a popular area of the cathedral and university city of Exeter. Boasting ample links to highly acclaimed primary and secondary schools, transport options and local amenities.

- Links to highly acclaimed schools
- Easy access to transport links
- Five-bedroom detached family home
- Modern, high quality finish throughout
- Versatile living accommodation
- Recently renovated garden space
- EPC - B
- CTB - F
- Freehold

Guide Price £500,000

#### SITUATION

The property is situated on the eastern fringes of Exeter, a thriving city thanks to its cathedral, quay and university. Titebarn has a wide range of amenities including a variety of supermarkets, fantastic transport links into the city via bus and additionally major trainline's to London from Pinhoe Station – only a ten-minute walk away. Jordan Drive also falls within the catchment area of highly acclaimed primary schools (Monkerton Primary School) and secondary schools. Nearby, the National Trust's Killerton Estate provides stunning locations for dog walks. Exeter affords a fantastic range of amenities, including well regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining options. The M5 is easily accessible and provides links to the A30 and A38 trunk roads. There are regular rail services to London and to the east an international airport.

#### DESCRIPTION

This striking and impressive home was built in 2020, a substantial property spread over three floors and providing nearly 1700sq ft of versatile living accommodation. The layout of the property includes five generously sized bedrooms, a separate study space, large living room with French doors onto the garden, kitchen/dining room and utility room and downstairs W/C. Outside of the property is a recently improved garden with separate patio and composite decking areas as a well-proportioned level grass area. Additionally, there is access through bifold doors into the garage area that has been converted into a separate social space whilst still maintaining a clever storage space. Off street parking completes this brilliant family home.

#### ACCOMMODATION

The spacious entrance hall provides access on the left to a useful storage cupboard and the study with fibre internet connection within the room, also providing access to the lounge space. On the right is a guest cloakroom with WC and basin and the door leading into the kitchen/dining area. The spacious lounge allows for various layout options whilst being a light and airy space thanks to French doors providing a pleasant outlook onto the garden. To the front right of the property is an inviting dining area finished to a high standard and set with an unobtrusive view into the kitchen. The kitchen includes a standalone breakfast bar, ample storage space and a selection of integrated appliances. Off of the kitchen is the utility room fitted with additional appliances and access to the garden.

The first floor consists of four of the five bedrooms, all being generously sized and bedroom two

benefitting from a tidy, modern en-suite consisting of a shower, W/C and basin. All rooms have space for wardrobes and other furniture pieces making every room a useable and functional space – perfect for families. There is also a separate family bathroom complete with bath, basin and W/C.

The master bedroom comprises the entire second floor, making for an impressive space with built in wardrobes, additional en-suite complete with shower, W/C and basin, and useful eves storage spaces.

#### OUTSIDE

This superb family home has the benefit of a private, secluded rear garden with access into the converted garage. Converted by the current vendors the garage space is now a beautifully presented, versatile entertaining space with impressive bi-fold doors providing access to and from the garden. The garden is cleverly divided into patio, composite decking and grass areas perfect for BBQ's and other activities. On the right fence there is a gate leading onto a side access lane, owned by the other neighbouring property. The garden is enclosed with timber fencing. To the front of the property is the garage door into the storage space behind, the driveway to the property and also parking in front of the property.

#### SERVICES

All mains connected. District central heating. Fibre-optic internet.

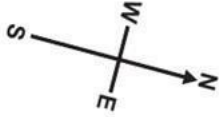
#### DIRECTIONS

From Exeter City Centre proceed along Blackboy Road into Pinhoe Road following signs towards Pinhoe. At the traffic lights past Lidl and Aldi follow the road to the right towards the roundabout. At the roundabout take the first exit onto Titebarn Way following the road until you take a left onto Jordan Drive. Follow the road and take the first left past Battle Abbey Way and the property is located in front of you.

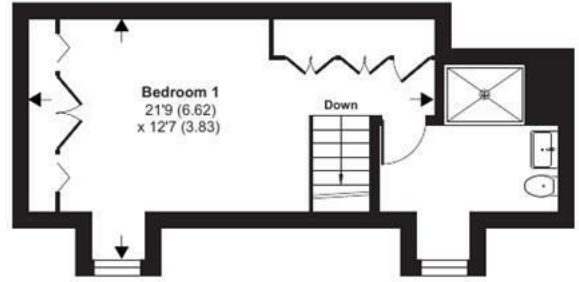




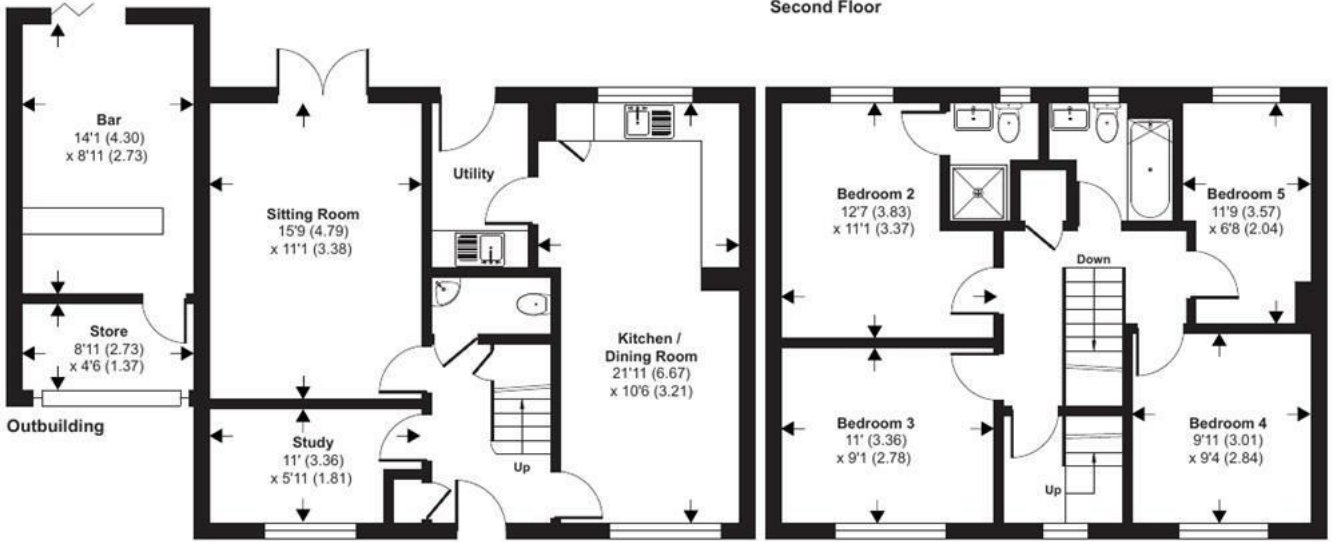




Approximate Area = 1486 sq ft / 138 sq m  
 Outbuilding = 172 sq ft / 15.9 sq m  
 Total = 1658 sq ft / 153.9 sq m  
 For identification only - Not to scale



Second Floor



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1095465

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-92) B	85	92
(81-84) C	(69-78) D		
(69-78) E	(55-68) F		
(45-54) G			

Net energy efficient - higher rating costs  
 England & Wales EU Directive 2002/91/EC

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