

2 Endeavour Avenue

, Exeter, EX2 7GR

Newcourt Station (0.5 miles) Exeter City Centre (3 miles)

An impressive 6/7 bedroom detached family home, offering over 3100 square feet of internal accommodation.

- Spacious family home
- Driveway plus garage
- Annex potential
- Master en-suite and dressing room
- EPC: C(80)

- 6/7 bedroom detached property
- No onward chain
- Balcony
- Freehold
- Council tax band: G

Guide Price £900,000

SITUATION

Located on the eastern outskirts of Exeter, close to Topsham and Countess Wear, The Rydons is a highly sought-after development of family homes, within walking distance of Newcourt train station and Sandy Park, home of the Exeter Chiefs. Endeavour Avenue is a peaceful street of detached properties, with this home benefiting from a private rear aspect overlooking the scenic course at Exeter Golf and Country Club.

Just 3 miles from Exeter city centre, the area offers excellent transport links, including the nearby train station and regular bus services, ensuring easy access to the city. A wealth of nearby cycle routes and leisure facilities close by.

DESCRIPTION

Presented in excellent order throughout, this fantastic family home offers spacious, well-laid-out accommodation across three floors. Spanning over 3,100 square feet of internal space featuring open-plan living and versatile rooms.







ACCOMMODATION

The front door opens into an inviting entrance hallway, which includes a convenient ground-floor WC and stairs rising to the first-floor landing. The kitchen is beautifully presented, featuring a range of modern matching units and a central island. This large, open-plan space offers plenty of room for a sizable dining table, as well as a comfortable sitting area. Large glazed sliding doors open to the rear garden, filling the room with natural light. On the opposite side of the ground floor, accessed via a practical utility room, is a large bedroom with a modern en-suite shower room. Converted from a double garage, this space offers the potential to serve as a selfcontained annex, separate from the main living areas. The first floor hosts the master bedroom, which includes a walk-in wardrobe, en-suite, and a private balcony. There are also three additional rooms on this floor, along with a family bathroom. The top floor features two more bedrooms and a useful W/C.

OUTSIDE

The property is approached via a large private driveway, offering ample parking for several cars, along with a wellmaintained front garden. To the rear, you'll find a spacious enclosed garden, predominantly laid to lawn, with an ideal seating area. The garden backs onto the golf course, providing a peaceful and scenic outlook.

SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and

broadband

Drainage: Mains drainage

Tenure: Freehold EPC: C(80)

Council tax band: G

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available

(Ofcom).

AGENTS NOTES

This property comes with planning permission in place for a single-storey extension to the rear. Planning reference number: 23/1118/FUL.



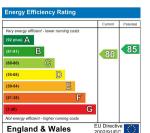




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