



St Catherine, Marley Road, Exmouth, Devon,
EX8 5DW

GUIDE PRICE

£750,000

TENURE Freehold



A Most Impressive And Individually Built Detached Residence Of The Upmost Quality Enjoying A Wonderful Setting With Rural Views

Spacious Lounge/Dining Room • Stylish Well Appointed Kitchen • Utility Room • Study/Family Room • Ground Floor Shower Room/WC • Four First Floor Double Bedrooms • Main Bedroom Suite With Walk-In Dressing Room, Shower Room/WC & Balcony • Spacious Quality Family Bathroom Suite • Efficient Electric Underfloor Heating • Beautiful Generously Sized Gardens • Driveway & Garage •
Viewing Highly Recommended •



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Coming to the market for the first time since its construction approximately seven years ago, is this superior four double bedroom family home, located on the rural fringe of Exmouth. The high quality accommodation has been thoughtfully planned enjoying a spacious living space together with four good size double bedrooms - the main bedroom suite having a balcony, walk-in dressing area and en-suite shower room. Outside the property enjoys a generously sized well planned rear garden, ample parking and integral garage. The property enjoys wonderful views over rolling countryside and must be viewed internally to be appreciated.

THE ACCOMMODATION COMPRISES: Double glazed front door with picture window side screens giving access to:

ENTRANCE PORCH: Two uPVC double glazed windows to side aspect; recess ceiling spotlighting; composite front door with patterned double glazed window inset leading to:

SPACIOUS RECEPTION HALL: A fine entrance to the property with turning staircase rising to the first floor landing with useful understairs recess area; feature wood flooring with underfloor heating; wall lighting and ceiling spotlighting; telephone point; smoke detector.

LOUNGE/DINING ROOM: 26' 0" (7.92m) narrowing to 12' 10" (3.91m) x 19' 4" (5.89m) A most bright and spacious room with sliding double glazed patio doors opening onto the rear garden; uPVC double glazed window to side aspect; feature wood flooring with underfloor heating; wall lighting and ceiling spotlighting; television point; downlighters in dining area; two sets of double doors opening to:

KITCHEN: 12' 11" (3.94m) x 11' 2" (3.4m) A stylish high quality kitchen fitted with a range of patterned work top surfaces with matching splashbacks and matching island unit; range of base cupboards, drawer units, integrated dishwasher, carousel unit, wine cooler beneath work tops; inset sink unit with chrome mixer tap and integrated drainer; inset induction hob with glass splashback and extractor hood over; built-in oven and microwave combination oven with cupboards above and below; integrated fridge and freezer; tiled flooring with underfloor heating; recess ceiling spotlighting; uPVC double glazed window to side aspect; door leading to:

UTILITY ROOM: 11' 4" (3.45m) x 4' 10" (1.47m) Fitted with work top surface with matching splashback; inset one and a half bowl single drainer sink unit with chrome mixer tap; base cupboards, space and plumbing for washing machine and tumble dryer beneath work top; matching wall mounted cupboards; tiled flooring with underfloor heating; internal door to garage; double glazed door with patterned glass giving access to outside.

STUDY/FAMILY ROOM: 9' 5" (2.87m) x 8' 6" (2.59m) A versatile room with uPVC double glazed window to front aspect; television point; feature wood flooring with underfloor heating; recess ceiling spotlighting.

GROUND FLOOR SHOWER ROOM/WC: 9' 2" (2.79m) x 6' 0" (1.83m) A stylish quality suite comprising of an ease of access over-sized shower cubicle with Mira shower unit; contemporary style wash hand basin with drawer unit beneath and fitted mirror with integrated light over; WC with push button flush; attractive fully tiled walls and colour coordinated tiled flooring with underfloor heating; chrome heated towel rail; extractor fan; recess ceiling spotlighting; uPVC double glazed window with patterned glass.

FIRST FLOOR GALLERIED STYLE LANDING: Electrically operated double glazed Velux window; feature vaulted ceiling; feature wood flooring; doors giving access to:

MAIN BEDROOM SUITE: 19' 8" (5.99m) x 11' 2" (3.4m) plus doorway recess of 7' 3" (2.21m) x 3' 6" (1.07m). A stunning main bedroom suite with double glazed windows gaining wonderful countryside views and sliding patio doors opening onto **ENCLOSED SUN BALCONY** also gaining wonderful countryside views and has access via double glazed doors to two good size storage cupboards; feature wood flooring with underfloor heating; vaulted style ceiling with electrically operated double glazed Velux window; television point; access via loft ladder to roof space.

WALK-IN DRESSING ROOM: 9' 3" (2.82m) x 6' 10" (2.08m) Fitted with a range of quality wardrobes with dual clothes rails, shelving and adjoining dressing table area with shelving beneath; electrically operated double glazed Velux window; recess ceiling spotlighting; feature wood flooring with underfloor heating.

EN-SUITE SHOWER ROOM/WC: 11' 2" (3.4m) x 6' 3" (1.91m) A quality stylish suite comprising of an ease of access over-sized shower cubicle with shower unit; contemporary style wash hand basin with drawer unit beneath and fitted mirror with integrated light over; WC with push button flush; wall mounted upright cabinet with drawer unit beneath; attractive fully tiled walls and colour coordinated tiled flooring with underfloor heating; chrome heated towel rail; extractor fan; feature high ceiling with recess ceiling spotlighting and electrically operated double glazed Velux window.

BEDROOM TWO: 13' 0" (3.96m) x 8' 6" (2.59m) A wonderful guest suite with uPVC double glazed window to front aspect; feature wood flooring with underfloor heating; recess ceiling spotlighting; access to roof space; television point; door to:

JACK AND JILL BATHROOM/SHOWER ROOM/WC: 11' 5" (3.48m) x 9' 3" (2.82m) A most spacious and stylish suite accessed from both bedroom two and the galleried landing. Comprising of a bath with central chrome mixer tap; ease of access over-sized shower cubicle with shower unit; contemporary style wash hand basin with drawer unit beneath and fitted mirror with integrated light over; WC with push button flush; wall mounted upright cabinet with drawer unit beneath; attractive fully tiled walls and colour coordinated tiled flooring with underfloor heating; chrome heated towel rail; extractor fan; recess ceiling spotlighting and electrically operated double glazed Velux window.

BEDROOM THREE: 12' 9" (3.89m) x 10' 6" (3.2m) uPVC double glazed window to side aspect; television point; feature wood flooring with underfloor heating; recess ceiling spotlighting; electrically operated double glazed Velux window.

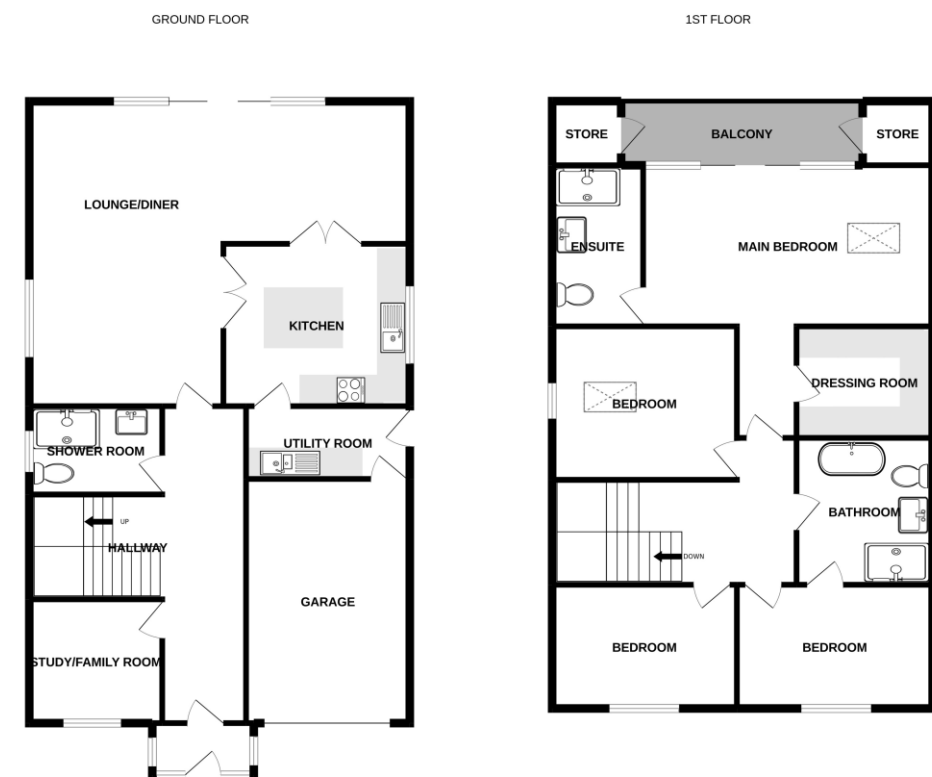
BEDROOM FOUR: 12' 10" (3.91m) x 8' 6" (2.59m) uPVC double glazed window to front aspect; television point; feature wood flooring with underfloor heating; recess ceiling spotlighting.

OUTSIDE: Enjoying a wonderful setting on the outskirts of Exmouth, the property is approached via a brick pillared entrance leading to a stone resin driveway providing off-road parking for two to three cars with raised shrub beds and in-turn leads through to an **INTEGRAL GARAGE** with outside lighting. A patio side pathway with raised flower beds and outside cold water tap leads through to the rear garden. The **REAR GARDEN** is a wonderful feature of the property being generous in size, attractively planned and presented and offering a high degree of privacy and seclusion. Comprising of a good size patio sun terrace ideal for al-fresco dining/entertaining; patio stone pathway extending the length of the garden; good size level lawned garden edged to one side with colourful shrub beds; productive fruit trees; raised fish pond; greenhouse; good size timber garden sheds; outside lighting and outside power supply. A further patio side pathway leads back round to the front of the property.

GARAGE: 15' 2" (4.62m) x 11' 0" (3.35m) With electrically operated up and over door; power and light connected; electric consumer unit.

AGENTS NOTE: We understand that the property is on mains drainage.

FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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