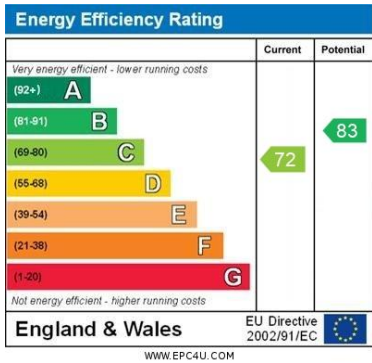




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6 Betjeman Drive, Exmouth, EX8 5ST

GUIDE PRICE
£435,000
TENURE Freehold



A Beautifully Presented And Much Improved Family Home Forming Part Of A Select Cul-De-Sac Close To Amenities

Reception Hall * Re-Fitted Cloakroom/Wc * Open-Plan Kitchen/Breakfast Area * Living And Dining Area * Study/Family Room * Four Good Sized First Floor Bedrooms * Re-Fitted En-Suite Shower Room/Wc * Re-Fitted Main Bathroom Suite With Bath And Shower Cubicle Parking For Three Cars * Landscaped Rear Garden Planned With Entertainment In Mind Gas Central Heating * Double Glazing * Viewing Recommended

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THE ACCOMMODATION COMPRISES: Composite front door with outside courtesy light, giving access to:

RECEPTION HALL: An excellent entrance to the property with feature oak flooring, radiator, coat rack, stairs rising to first floor with useful understairs storage cupboard beneath, Hive thermostat for central heating.

GROUND FLOOR CLOAKROOM/WC: Re-fitted, space saver vanity style wash hand basin, WC with concealed cistern and push button flush, part splash back walls, feature radiator, recessed ceiling spotlighting and extractor fan.

OPEN-PLAN KITCHEN/BREAKFAST/DINING/LIVING ROOM: A wonderful open-plan living space with range of designated areas comprising of:

KITCHEN/BREAKFAST ROOM: 5.92m x 2.34m (19'5" x 7'8") With solid oak working surfaces including island style unit with two-tone colour cupboards and deep drawer units, integrated dishwasher beneath working surfaces with feature stone-effect splashbacks, wall mounted cupboards, inset Baumatic five-ring gas hob with stainless steel hob and matching stainless steel chimney style extractor hood over with light, built-in oven and microwave oven with cupboards above and below, double glazed window to front aspect enjoying an open outlook, feature wood flooring, part glazed door to outside.

LIVING/DINING ROOM: 7.14m x 4.09m (23'5" x 13'5") maximum into double glazed bay window which overlooks the rear aspect. Spacious bright area with feature fire surround housing pebble-effect gas fire, TV point, radiator, feature wood flooring in dining area with radiator, carpeted in living area. From the dining area double glazed double doors open onto the rear decked sun terrace.

STUDY/FAMILY ROOM: 4.88m x 2.54m (16'0" x 8'4") Converted from the garage and now providing excellent additional living space, double glazed window to front aspect, plumbing for automatic washing machine, TV point.

FIRST FLOOR LANDING: Access to roof space via loft ladder.

BEDROOM 1: 3.78m x 3.4m (12'5" x 11'2") A fine main bedroom with built-in range of wardrobes with clothes rail and shelving, TV point, radiator, double glazed window to front aspect enjoying a pleasant open outlook.

EN-SUITE SHOWER ROOM/WC: With matching splashback, WC with concealed cistern with push button flush, built-in slimline medicine cabinet over, chrome heated towel rail, ceiling extractor fan, recessed ceiling spotlighting, double glazed window with patterned glass.

BEDROOM 2: 3.86m x 2.57m (12'8" x 8'5") A good size double bedroom with radiator, built-in wardrobe and shelving unit, double glazed window to front aspect, again with a pleasant outlook.

BEDROOM 3: 2.97m x 2.41m (9'9" x 7'11") Built-in wardrobe, TV point, radiator, double glazed window to rear aspect with views across Exmouth, telephone point.

BEDROOM 4: 9'8 x 7'6 Fitted open wardrobes with clothes rails, chest of drawer units beneath and shelving units, radiator, double glazed window to rear aspect.

BATH/SHOWER ROOM/WC: 3.84m x 2.24m (12'7" x 7'4") Fitted with bath with shower attachment in tiled surround with large fitted mirror, wash hand basin set in display surface with tiled splashback with triple mirror fronted cabinet over with cabinet beneath, WC with concealed cistern with push button flush with display surface over, colour co-ordinated towel rail, shower cubicle with shower splash screen door, Mira shower unit, shower splash screen walls, airing cupboard with water cylinder, ceiling extractor fan, double glazed window with patterned glass.

OUTSIDE: Forming part of this select cul-de-sac the property enjoys a triple width driveway with electric car charging point, side pathway leads round to the rear of the property. The rear garden is landscaped and planned with entertainment in mind with raised large decked sun terrace incorporating a bar area and various seating areas. There is a raised decked veranda adjoining the rear of the property. Beyond the decked area is a further garden enclosure.

FLOOR PLAN:

