



Awaiting EPC

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157 St. Johns Road, Exmouth, EX8 4EW

GUIDE PRICE

£780,000

TENURE Freehold



An Individual Detached High Quality Residence Enjoying A Cul-De-Sac Location Providing Spacious And High Quality Accommodation Which Has Been Re-Modelled To Provide Spacious Family Accommodation With Ample Parking, Double Garage, Landscaped Rear Garden

Stunning Open-Plan Kitchen/Breakfast/Dining/Living Space * Five Bedrooms * Two Bathrooms * En-Suite Shower Room/Wc * Large En-Suite Dressing Room From Main Bedroom * Stunning Family Home * Landscaped Rear Garden, Double Garage And Parking * Viewing Strongly Recommended

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Pennys are delighted to offer for sale this individual detached house which has been significantly extended and re-modelled and now provides a high quality family home. A stunning feature of the property is the open-plan kitchen/breakfast/dining/living space together with an extremely spacious main bedroom with large en-suite dressing room and four further bedrooms. The property also benefits from two four-piece bath and shower rooms and further en-suite shower room off bedroom two. Viewing of this stunning home is strongly recommended.

THE ACCOMMODATION COMPRISES: Composite front door with frosted glass inset to:
ENTRANCE PORCH: Double glazed window and large opening through to:

SPLIT-LEVEL RECEPTION HALL: With staircase rising to first floor, stylish upright radiator, door to:

OPEN-PLAN KITCHEN/BREAKFAST/DINING/LIVING ROOM: A stunning room providing a fantastic hub to the house, cleverly planned into designated living and dining areas.

KITCHEN/BREAKFAST/DINING AREA: 6.96m x 6.05m (22'10" x 19'10") The kitchen has a fitted range of quartz working surfaces and Dekton worktops extended to provide breakfast bar areas. Set into the quartz worktops is a sink unit with integrated drainer and matching splashbacks, induction hob and mixer tap with range of cupboards and deep drawer units, integrated dishwasher, wine cooler beneath the worktops, wall mounted cupboards, integrated upright fridge and freezer, two built-in ovens, stylish upright radiator, recessed ceiling led spotlighting, ceiling extractor fan above the induction hob, uPVC double glazed window to side aspect. From the dining area there are large sliding double glazed patio doors which open onto the rear garden and sun terrace, radiator and recessed ceiling spotlighting.

LIVING ROOM: 4.72m x 3.66m (15'6" x 12'0") Separating the dining area to the living space is a media room divider providing a recess space for TV and bioethanol fire beneath. Upright radiator, picture double glazed window, recessed ceiling spotlighting, radiator, feature wood panelled wall.

From the kitchen/breakfast room there is a sliding door to:

UTILITY AREA: 1.8m x 1.27m (5'11" x 4'2") With plumbing for automatic washing machine set in worktop with further appliance space above, adjoining upright shelved cupboard, clothes rail with shelf over, heated towel rail.

BEDROOM 2: 5.13m x 2.92m (16'10" x 9'7") Wonderful second bedroom with sliding uPVC double glazed doors opening onto SUN BALCONY (railings to be fitted), radiator, uPVC window to side aspect, recessed ceiling led spotlighting.

EN-SUITE SHOWER ROOM/WC: Fitted with an ease of access tiled shower cubicle, attractive tiled surrounds, fixed rainfall shower head hose and detachable shower head hose, space saver vanity style wash hand basin with fitted mirror with integrated light over, WC with concealed cistern and push button flush, heated towel rail, tiled floor, extractor fan, uPVC double glazed window with frosted glass, recessed ceiling spotlighting, extractor fan.

BEDROOM 3: 3.63m x 3.25m (11'11" x 10'8") With upright radiator, built-in full width floor to ceiling wardrobes with sliding doors, clothes rail and shelving, TV point, recessed ceiling led spotlighting, uPVC double glazed window to front aspect.

BEDROOM 4: 3.35m x 2.95m (11'0" x 9'8") A versatile room currently used as a gym with uPVC double glazed window with frosted glass, radiator, recessed ceiling led spotlighting.

GROUND FLOOR BATHROOM/WC: 3.25m x 1.91m (10'8" x 6'3") A most stylish and spacious four piece suite comprising free-standing bath, contemporary style wash hand basin with mixer tap, fitted mirror with integrated light and de-mist over, shower area, shower splash screen, WC with push button flush, fully tiled walls with colour co-ordinated tiled flooring, underfloor heating, heated towel rail, recessed led spotlighting, double glazed window with patterned glass.

FIRST FLOOR LANDING: Radiator, access via loft ladder to roof space, recessed ceiling led spotlighting, cupboard housing water cylinder.

BEDROOM 1: 5.84m x 4.88m (19'2" x 16'0") A stunning and spacious main bedroom suite with recessed media wall providing space for large TV, led ceiling spotlighting, two radiators, uPVC double glazed window to front aspect, opening to:

EN-SUITE DRESSING ROOM/POTENTIAL EN-SUITE SHOWER ROOM: 6.86m x 1.98m (22'6" x 6'6") Spacious area, currently used as a large walk-in dressing room that could provide an en-suite facility if required, recessed ceiling spotlighting, radiator, power and light, ceiling extractor.

BEDROOM 5: 4.85m x 2.97m (15'11" x 9'9") With range of wardrobes, radiator, recessed ceiling led spotlighting, uPVC double glazed window to front aspect.

FIRST FLOOR BATHROOM SUITE: 3.94m x 1.93m (12'11" x 6'4") Stylish and spacious room comprising bath (to be fitted), ease of access shower area fitted with a Smart shower with fixed rainfall shower head hose, ceiling extractor, full recess with display lighting, solid wood display surface with circular wash hand basin with free-standing mixer tap over, WC with concealed cistern and push button flush, fully tiled walls with colour co-ordinated tiled flooring with underfloor heating, heated towel rail, uPVC double glazed window with patterned glass.

OUTSIDE: Enjoying a cul-de-sac location the property boasts a double width driveway providing ample off road parking for numerous cars leading in INTEGRAL DOUBLE GARAGE. Decorative stone front garden area and pathway with patio steps rising to the property. The rear garden enjoys a sunny aspect, attractively landscaped and wonderful entertaining areas comprising of a full width composite decked sun terrace with pergola, fitted sun canopy providing shade and hot tub, raised decorative stone flower beds incorporating a water feature, artificial area of lawned garden with sunken trampoline. To the rear of the garden there is decorative stone seating areas, garden kitchen, TIMBER GARDEN SHED. The garden is fully enclosed and offers a high degree of privacy and seclusion.

INTEGRAL DOUBLE GARAGE: With two electric up and over doors, power and light connected.

AGENTS NOTE: The property externally is in the process of being completed; further details available on request.

SEPARATE FLOOR PLAN: