



17 Durham Close, Exmouth, EX8 5QU

OFFERS OVER:
£450,000
TENURE Freehold



**Detached House In A Quiet Cul-De-Sac Location With Gardens,
Driveway Parking For At Least Two Cars And Garage**

Large Bright Kitchen/Breakfast Room • Conservatory • Living Room
Sitting Room/Ground Floor Bedroom Four • Three First Floor Double Bedrooms * Main
Bedroom With En-Suite Bathroom/Wc * Family Bathroom Suite and Ground Floor
Cloakroom/WC * Gas Central Heating Via Modern Boiler • Newly Installed Double Glazed
Windows * Newly Fitted Flooring Throughout

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

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THE ACCOMMODATION COMPRISES: Composite front door with patterned glass window inset and outside carriage light, giving access to:

RECEPTION HALL: A fine entrance to the property with stairs rising to the first floor landing with useful understairs recess; wood laminate flooring; radiator housed in feature radiator cover; coved ceiling.

GROUND FLOOR CLOAKROOM/WC: Comprising of a pedestal wash hand basin with pebble effect splashback and wall mounted mirror-fronted cabinet over; WC with push button flush; radiator; port-hole style window with patterned glass.

Living Room: 12' 10" x 11' 10" (3.91m x 3.61m) A charming room with large uPVC double glazed window overlooking the front aspect; feature stone fireplace with matching hearth housing recently installed living flame effect coal gas fire; wood laminate flooring; radiator; coved ceiling.

SITTING ROOM/GROUND FLOOR BEDROOM FOUR: 14' 0" (4.27m) narrowing to 12' 2" (3.71m) x 11' 6" (3.51m) A versatile room with uPVC double glazed square bay window to front aspect; radiator; coved ceiling; television point; wood laminate flooring; sliding uPVC double glazed doors opening onto the rear garden and giving independent access.

KITCHEN/BREAKFAST ROOM: 17' 11" x 9' 1" (5.46m x 2.77m) Fitted with a range of colour coordinated work top surfaces with attractive tiled surrounds and extended to provide a breakfast bar area; inset double bowl sink unit with chrome mixer tap over; inset Neff four ring halogen hob with stainless steel chimney style extractor hood over with light; matching range of wall units at eye-level - one housing the recently installed Baxi gas boiler serving domestic hot water and central heating; built-in SMEG double oven with cupboards above and below; integrated dishwasher, fridge and freezer; access to understairs storage cupboard; recess ceiling spotlighting; tiled flooring with under-floor heating; television point.

UTILITY AREA with plumbing for washing machine, tumble dryer space under work top surface and uPVC double glazed window to side aspect.

Two openings through to the:

CONSERVATORY: 17' 0" x 7' 6" (5.18m x 2.29m) uPVC double glazed windows overlooking the rear garden; uPVC double glazed doors opening onto the rear garden; double glazed sun-reflective roof; tiled flooring with under-floor heating; radiator; spotlighting.

FIRST FLOOR LANDING: With access via loft ladder to roof space; coved ceiling; uPVC double glazed window to side aspect; linen cupboard with slatted shelving.

BEDROOM ONE: 11' 7" x 11' 0" (3.53m x 3.35m) A stunning main bedroom with two uPVC double glazed windows to front and rear aspects; pitched roof with painted beam and Velux window allowing an abundance of light; radiator with display surface over; sliding door opening to built-in wardrobe with clothes rail; television point; wood laminate flooring; door to:

EN-SUITE BATHROOM/WC: A recently fitted stylish suite comprising of a bath with chrome shower unit and shower splash screen; corner wash hand basin with chrome mixer tap, tiled splashback and cabinet beneath; WC with push button flush; chrome heated towel rail; tiled flooring; uPVC double glazed window with frosted glass.

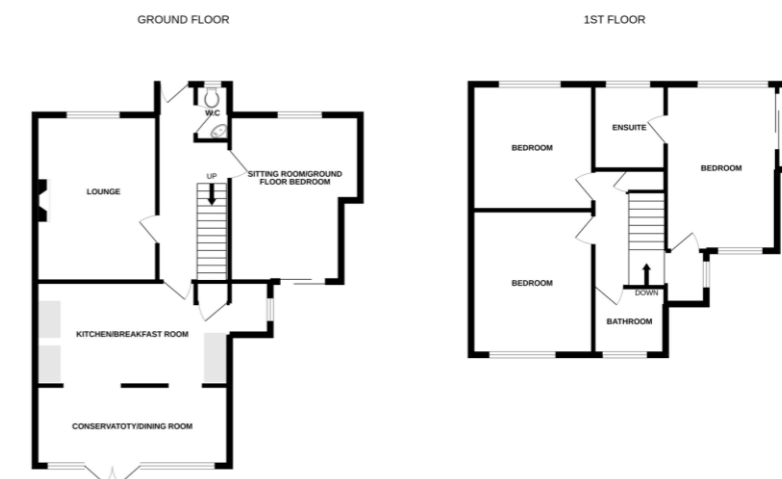
BEDROOM TWO: 12' 11" x 11' 2" (3.94m x 3.4m) A super sized second double bedroom with uPVC double glazed window to rear aspect; radiator; coved ceiling; television point.

BEDROOM THREE: 11' 1" x 9' 10" (3.38m x 3m) Another good size double bedroom with uPVC double glazed window to front aspect; radiator.

BATHROOM/WC: Comprising of a bath with shower unit and curved shower splash screen; pedestal wash hand basin with matching tiled splashback and fitted mirror and light over; WC with push button flush; wall mounted mirror-fronted cabinet; heated towel rail; tiled flooring; uPVC double glazed window with frosted glass.

OUTSIDE: Located in a select cul-de-sac the property is approached via a driveway providing off-road parking for two cars and leading to a **GARAGE**. There is a decorative stone area and a small garden area to the front and a small seating area. A decorative stone pathway leads down both sides of the house, one side leading to a paved side patio with independent sliding patio door entrance to Bedroom Four/Lounge/Office and creating a separate entrance if desired. Both sides lead to the rear garden which enjoys a large and small patio area and lawn – offering a high degree of privacy and seclusion and enjoying a sunny aspect. Outside cold water tap. Sun canopy over patio doors. This is a deceptively large, extremely adaptable property and viewing to see the variety of uses is advised.

FLOOR PLAN:



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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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