



**Dukes Way, Axminster EX13 5FL**

**welcome to**

## **Dukes Way, Axminster**

Immaculately presented four double bedroom home situated on a pleasantly tucked away position with open outlook to the front. Further benefitting from double garage with driveway parking, enclosed rear garden, and upgraded bathroom and en-suite. This really is a gem which must be viewed!

### **Entrance Hallway**

Entered via Upvc double glazed door, stairs rising to first floor, radiator, ceiling light point

### **Cloakroom**

Low level WC, wash hand basin vanity unit, radiator, ceiling light point

### **Study**

11' 3" max x 9' 8" ( 3.43m max x 2.95m )  
Upvc double glazed window to front aspect, radiator, ceiling light point

### **Lounge Diner**

28' 5" max x 13' 4" max ( 8.66m max x 4.06m max )  
Dual aspect Upvc double glazed windows to front and side aspect with Upvc double glazed patio doors opening to rear garden, feature electric fireplace and surround, radiators, spot lighting and ceiling light points

### **Kitchen**

15' 8" max x 7' 11" ( 4.78m max x 2.41m )  
Upvc double glazed window and door opening to rear garden, full range of wall and base units with worksurface over and undercounter lighting, space and plumbing for washing machine and upright fridge freezer, integrated electric oven and gas hob with cooker hood over, drainer sink, wall mounted boiler, radiator, ceiling light point storage cupboard with lighting,

### **Landing**

Upvc double glazed window to front and rear aspect, access to loft via hatch, storage cupboard over the stairs, radiator, ceiling light point

### **Bedroom One**

11' 3" x 11' ( 3.43m x 3.35m )

Dual aspect Upvc double glazed windows to front and side aspects, fitted wardrobes, radiator, ceiling light point

### **En Suite**

Upvc double glazed opaque glass window to side aspect, walk in shower cubicle, low level WC, wash hand basin vanity unit with shaver point

### **Bedroom Two**

11' 5" x 8' 5" ( 3.48m x 2.57m )  
Upvc double glazed window to front aspect, radiator, ceiling light point

### **Bedroom Three**

11' 11" x 9' 11" ( 3.63m x 3.02m )  
Upvc double glazed window to rear aspect, radiator, ceiling light point

### **Bedroom Four**

11' 5" max x 9' 6" ( 3.48m max x 2.90m )  
Upvc double glazed window to side aspect, radiator, ceiling light point

### **Bathroom**

Upvc double glazed opaque glass window to rear aspect, walk in shower cubicle, low level WC, wash hand basin, heated towel rail

### **Rear Garden**

Enclosed rear garden with timber fencing and gated access to the rear leading to driveway and garage, laid to lawn with patio seating area, range of mature plants and shrubs

### **Garage**

18' 2" x 17' 10" ( 5.54m x 5.44m )  
Accessed via up and over door, power and lighting, driveway parking to front of garage





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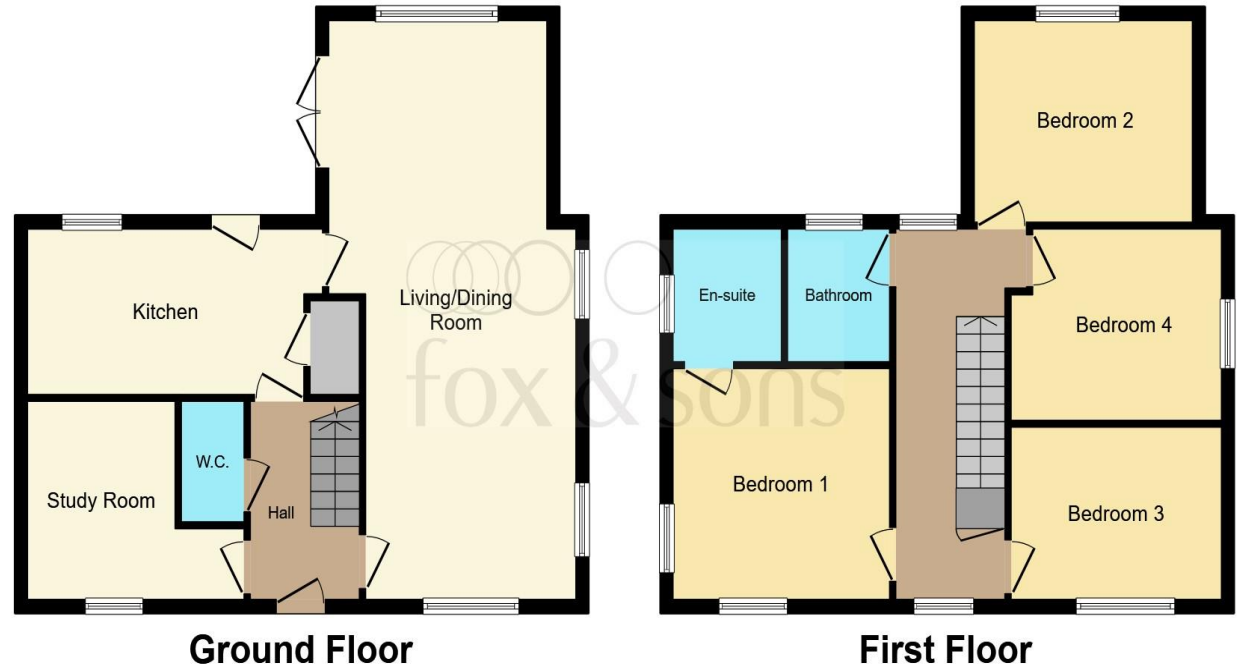
## Dukes Way, Axminster

- DOUBLE GARAGE AND DRIVEWAY PARKING
- FOUR DOUBLE BEDROOMS
- LOUNGE DINER
- STUDY
- REMAINDER OF NHBC

Tenure: Freehold EPC Rating: C

offers in excess of

**£375,000**



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