



**Athelstan Close, Axminster EX13 5RF**

**welcome to**

## **Athelstan Close, Axminster**

Immaculately presented four bedroom detached home situated on a corner plot in a quiet cul-de-sac on the outskirts of Axminster. Benefiting from private driveway, two garages, beautiful wrap around garden with decked patio, far reaching countryside views and OFFERED WITH NO-ONWARD CHAIN.

### **Private Driveway**

Large parking area to the front of the property with access to both garages, wooden gate to left side of the property and a further wooden gate to garden

### **Garage 1/Utility Room**

20' 3" x 14' 2" ( 6.17m x 4.32m )

Attached to house with electric roller shutter doors and access to inner hallway. Utility area with range of wall and base units with worktop over, Belfast sink, space for range of domestic appliances, boiler and ceiling light point. uPVC double glazed frosted window to side aspect

### **Entrance Hallway**

Entered via a uPVC double glazed frosted glass front door with LVT flooring, under stairs cupboard, radiator and wall light points. Leading to kitchen, lounge and stairs rising to first floor

### **Kitchen**

11' 10" x 11' 10" ( 3.61m x 3.61m )

Spacious open plan kitchen with LVT flooring and underfloor heating, stunning contrast Axminster wall and base units and Quartz worktop over, including feature island/breakfast bar with low hanging ceiling lights over. Range of Neff integrated appliances ( including oven, microwave oven, dishwasher, fridge/freezer), ceramic induction hob with cooker hood over, stainless steel large sink and spotlights. Leading to inner hallway through glass sliding door and opening into sun room:

### **Sun Room**

20' 7" x 13' 5" Max ( 6.27m x 4.09m Max )

uPVC double glazed windows covering majority of walls with garden and countryside views, and uPVC double glazed patio doors leading to outside decking area. LVT flooring and underfloor heating,

with two skylight windows and spotlights.

Access to Lounge:

### **Lounge**

26' 8" x 11' 7" ( 8.13m x 3.53m )

uPVC double glazed window to side aspect and uPVC double glazed bay window to front aspect, archway through to hallway and access through to sun room. Carpeted, radiators, ceiling light points and space for dining area

### **Inner Hallway**

LVT flooring and underfloor heating with spotlights. uPVC double glazed door leading to outside undercover patio area to side of property, Also leading to cloakroom and utility room/games room/garage

### **Cloakroom**

uPVC double glazed frosted window to rear aspect, LVT flooring and underfloor heating, low level WC, hand wash basin with feature tiled splashback and spotlights

### **Landing**

Carpeted with ceiling light point, uPVC double glazed frosted window to side aspect on stairs, built in cupboard offering storage and housing immersion heater tank

### **Bedroom 1**

14' 4" x 10' 7" ( 4.37m x 3.23m )

uPVC double glazed window to front aspect, carpeted, fitted wardrobes, radiator and spotlights

### **Bedroom 2**

16' Max x 9' 3" ( 4.88m Max x 2.82m )

uPVC double glazed windows to rear and front aspect, carpeted, storage cupboard, radiator and





ceiling light point. Feature curved wall with door to en-suite:

### **En-Suite**

Separate shower, low level WC, hand wash basin with tiled splashback and part tiled walls

### **Bedroom 3**

12' 1" x 11' 7" ( 3.68m x 3.53m )  
uPVC double glazed window to front aspect, carpeted, radiator and ceiling light point

### **Bedroom 4**

10' 3" Max x 7' 11" ( 3.12m Max x 2.41m )  
uPVC double glazed window to rear aspect, carpeted, built in cupboard radiator and ceiling light point

### **Bathroom**

uPVC double glazed frosted window to rear aspect, panelled bath, separate shower, low level WC, hand wash basin with tiled splashback, part tiled walls and ceiling light point

### **Loft Space**

Accessed via loft hatch with pull down ladder, half boarded and insulated

### **Rear Garden**

Beautiful wrap around garden with a range of mature flowers, trees and shrubs offering far reaching countryside views. Feature stone steps surrounded by gravel lead from composite decking to laid to lawn area, with a further pretty gravel area towards the separate garage. Part covered paved area to the side of property with corrugated roof and grape vines

### **Garage 2**

10' 1" x 25' 5" ( 3.07m x 7.75m )  
Separate garage with space for two cars, storage, power and lighting. Accessed via garage doors from driveway and door from garden



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## **Athelstan Close, Axminster**

- Immaculately presented detached property
- Stunning & spacious open plan kitchen/sun room
- Council Tax band E
- Four bedrooms
- Beautiful wrap around garden with decked patio area

Tenure: Freehold EPC Rating: D

# **£550,000**



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