



**Newbery Close, Axminster EX13 5NA**

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## **Newbery Close, Axminster**

Immaculately presented home tucked away in a quiet cul-de-sac in the historic market town of Axminster. The property benefits from four bedrooms, conservatory, integral garage and driveway parking for two cars.

### **Entrance Hallway**

Entered via uPVC double glazed door, wall lighting, radiator, stairs rising to first floor, open to dining area

### **Dining Room**

8' 2" x 14' 3" ( 2.49m x 4.34m )  
uPVC double glazed doors opening to conservatory, ceiling light point, wall lighting, radiator

### **Cloakroom**

uPVC double glazed opaque window, low level WC, wash hand basin

### **Lounge**

10' 8" x 13' 5" ( 3.25m x 4.09m )  
uPVC double glazed doors opening to garden, gas fire with feature surround, ceiling light point, wall lighting, radiator

### **Kitchen**

6' 11" x 9' 9" ( 2.11m x 2.97m )  
uPVC double glazed window, range of wall and base units with work surface over, fitted eye level cooker, electric hob with pull out cooker hood over, drainer sink, space for under counter fridge and freezer, vinyl flooring, tiled splashbacks, ceiling light point

### **Conservatory**

8' 5" x 8' 5" ( 2.57m x 2.57m )  
uPVC double glazed door opening to garden, tiled flooring, wall mounted electric panel heater, fan ceiling light point

### **Landing**

uPVC double glazed window, access to loft via hatch, radiator, ceiling light point, airing cupboard housing water cylinder

### **Bedroom One**

10' 9" x 10' 11" ( 3.28m x 3.33m )  
uPVC double glazed window, ceiling light point, radiator

### **En-Suite**

uPVC double glazed opaque window, low level WC, wash hand basin vanity unit, shower cubicle, spot lighting, radiator, tiled flooring and extractor fan

### **Bedroom Two**

8' 4" x 11' ( 2.54m x 3.35m )  
uPVC double glazed window, radiator, ceiling light point

### **Bedroom Three**

8' 6" x 11' 11" ( 2.59m x 3.63m )  
uPVC double glazed window, radiator, ceiling light point

### **Bedroom Four**

7' 2" x 9' 5" ( 2.18m x 2.87m )  
uPVC double glazed window, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque window, panel bath with shower over, wash hand basin, low level WC, ceiling light point, extractor fan

### **Garage**

8' 2" x 18' 4" ( 2.49m x 5.59m )  
Electric powered remote roller door, wall mounted boiler (installed in 2016 and most recently serviced in September 2022), space and plumbing for washer dryer and upright fridge freezer, shelving, power and lighting

### **Front Garden**



Driveway parking, border with mature plants and shrubs, PIR activated wall light



### **Rear Garden**

Enclosed with timber fencing, gated access from side to front, laid to lawn with border with mature plants and shrubs, patio seating area, PIR activated wall light, outside tap, timber shed



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## **Newbery Close, Axminster**

- DETACHED HOME
- FOUR BEDROOMS (MASTER WITH EN-SUITE)
- COUNCIL TAX BAND D
- CONSERVATORY
- DRIVEWAY PARKING FOR TWO VEHICLES & GARAGE

Tenure: Freehold EPC Rating: D

# **£325,000**



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**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



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