



**Curlew Close, Axminster EX13 5GW**

  
fox & sons

**welcome to**

## **Curlew Close, Axminster**

Fox & Sons are delighted to bring to the market this immaculately presented four bedroom home, situated in a pleasant and tucked away position on the outskirts of the historic market town of Axminster.

### **Front Garden**

Paved path leading to porch covered front door with outside light, feature gravel path leading alongside of property to gate to rear garden and laid to lawn area

### **Entrance Hallway**

Entered via uPVC front door with double glazed insert panel, stairs rising to first floor, under stairs storage cupboard, radiator and ceiling light point

### **Downstairs Cloakroom**

uPVC double glazed obscure glass window to front aspect, hand wash sink basin with tiled splashback, low level WC, radiator and ceiling light point

### **Lounge**

11' 2" x 15' 1" ( 3.40m x 4.60m )  
uPVC double glazed window to front aspect, radiator and ceiling light point

### **Kitchen/Diner**

14' 4" max x 19' 9" max ( 4.37m max x 6.02m max )  
uPVC double glazed French doors leading to garden and uPVC double glazed window to rear aspect, range of wall and base units with worktop over, integrated electric oven with gas hob and cooker hood over, drainer sink, space and plumbing for two domestic appliances, space for dining area, radiator and ceiling light point

### **Upstairs Landing**

Built in storage cupboard, radiator and ceiling light point

### **Master Bedroom**

11' 4" max x 12' 9" ( 3.45m max x 3.89m )  
uPVC double glazed window to front aspect, radiator and ceiling light point

### **En-Suite**

Shower with tiled surround, hand wash basin with tiled splashback, low level WC, radiator and ceiling light point

### **Bedroom 2**

9' 5" max x 10' 6" ( 2.87m max x 3.20m )  
uPVC double glazed window to rear aspect, radiator and ceiling light point

### **Bedroom 3**

7' 1" x 11' 1" ( 2.16m x 3.38m )  
uPVC double glazed window to rear aspect, radiator and ceiling light point

### **Bedroom 4**

9' 2" max x 10' 2" max ( 2.79m max x 3.10m max )  
uPVC double glazed window to front aspect, radiator and ceiling light point

### **Bathroom**

uPVC double glazed obscure glass window to side aspect, panel bath with shower over and tiled surround, hand wash basin with tiled splashback, low level WC, radiator and ceiling light point

### **Rear Garden**

Timber fence enclosed and predominantly laid to lawn, patio area, paved path leading to rear gate, outside light and water supply

### **Garage & Parking**

Private driveway leading to detached garage with up and over garage door

### **Please Note**

Digitally Dressed Images are used in this advert







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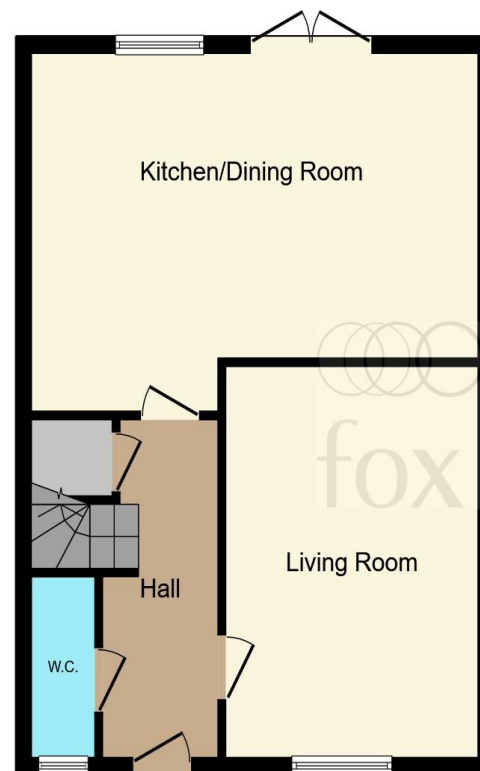
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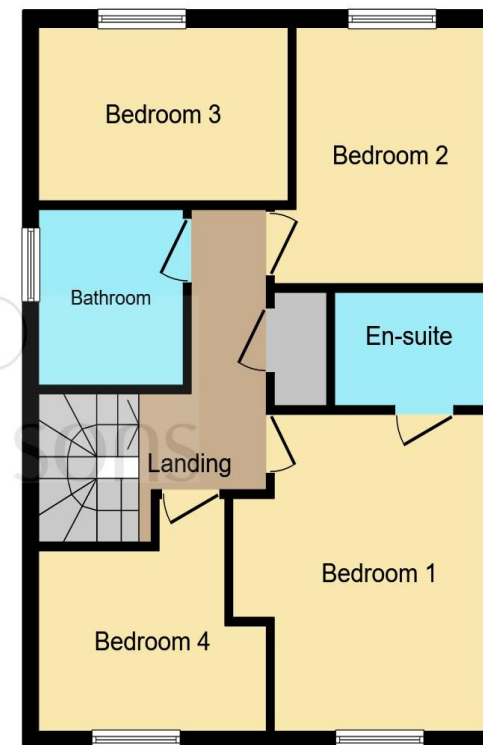
- DETACHED FAMILY HOME
- FOUR BEDROOMS
- NO ONGOING CHAIN
- COUNCIL TAX BAND E
- SPACIOUS KITCHEN/DINER

Tenure: Freehold EPC Rating: B

**£395,000**



**Ground Floor**



**First Floor**

Total floor area 104.0 m<sup>2</sup> (1,120 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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