



Curlew Close, Axminster EX13 5GW

welcome to

Curlew Close, Axminster

Fox & Sons are delighted to bring to the market this stunning detached four bedroom home, situated in an enviable tucked away corner plot on the outskirts of the historic market town of Axminster.

Front Garden

Paved path leading to porch covered front door with outside light, laid to lawn area with gravel features and flowerbeds

Entrance Hallway

Entered via uPVC front door with double glazed inserts, tiled flooring, built in cupboard, stairs rising to first floor, radiator and spotlights

Study

7' 5" x 7' 8" (2.26m x 2.34m)

uPVC double glazed window to front aspect, tiled flooring, radiator and spotlights

Lounge

18' max x 11' 4" max (5.49m max x 3.45m max)

uPVC double glazed bay window to front aspect, tiled flooring, double doors leading into kitchen/diner, radiator and spotlights

Kitchen/Diner

10' 9" max x 26' 4" (3.28m max x 8.03m)

uPVC double glazed French doors opening onto garden, uPVC double glazed window to rear aspect, tiled flooring, range of wall and base units with worktops over, integrated electric oven with gas hob and cooker hood over, space and plumbing for fridge/freezer and dishwasher, drainer sink, space for dining area, radiator, ceiling light points and spotlights

Utility Room

5' 8" max x 8' 4" max (1.73m max x 2.54m max)

uPVC door with obscure glass insert leading to side aspect, tiled flooring, base unit storage with worktop over, drainer sink, wall mounted boiler, space and plumbing for range of domestic appliances, radiator and ceiling light point

Landing

Built in storage cupboard, loft hatch providing loft access, radiator and ceiling light point

Master Bedroom

11' 11" max x 14' max (3.63m max x 4.27m max)

uPVC double glazed window to front aspect, radiator and ceiling light point

En-Suite

uPVC obscured double glazed window to front aspect, walk in shower with tiled surround, hand wash basin with tiled splashback, low level WC, heated towel rail and ceiling light point

Bedroom 2

11' 4" max x 12' 3" max (3.45m max x 3.73m max)

uPVC double glazed window to front aspect, radiator and ceiling light point

Bedroom 3

9' 2" max x 13' 1" max (2.79m max x 3.99m max)

uPVC double glazed window to rear aspect, radiator and ceiling light point

Bedroom 4

9' 4" max x 10' 8" max (2.84m max x 3.25m max)

uPVC double glazed window to rear aspect, radiator and ceiling light point

Bathroom

uPVC obscured double glazed window to rear aspect, panel bath with shower over and tiled surround, hand wash basin with tiled splashback, low level WC, radiator and spotlights

Rear Garden

Timber fence enclosed and predominantly laid to



lawn, patio area, outside light and water supply,
paved path to side gate and garage door

Parking

Driveway and garage parking



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welcome to

Curlew Close, Axminster

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

Tenure: Freehold EPC Rating: B

£450,000



Ground Floor



First Floor

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

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AXM104676 - 0002

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fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk