



**The Lilacs Musbury Road, Axminster EX13 5JR**



**welcome to**

## **The Lilacs Musbury Road, Axminster**

A beautifully presented, spacious detached home conveniently situated for Town and all amenities. Benefiting from good sized rear garden, garage and driveway parking and offered for sale with NO ONWARDS CHAIN

### **Entrance Hallway**

Entered via composite door with frosted window, stairs rising to first floor with understair storage cupboard, ceiling light point, radiator

### **Cloakroom**

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

### **Lounge**

17' 8" x 10' 9" ( 5.38m x 3.28m )  
uPVC double glazed window to front aspect, spot lighting, radiator, open archway leading to dining room

### **Dining Room**

10' 3" x 9' 1" ( 3.12m x 2.77m )  
uPVC double glazed sliding doors opening to rear garden, ceiling light point, radiator, Open archway leading to lounge

### **Kitchen**

15' 11" x 9' 1" ( 4.85m x 2.77m )  
uPVC double glazed windows to rear aspect, range of wall and base units with wood effect work surface extending to breakfast bar, integrated appliances to include dishwasher, electric fan oven, induction hob with cooker hood over, space for upright fridge freezer, one and a half bowl drainer sink, spot lighting

### **Utility Room**

9' 1" x 5' 8" ( 2.77m x 1.73m )  
uPVC double glazed frosted door opening to rear garden, uPVC double glazed window to rear aspect, worksurface, drainer sink, space and plumbing for washing machine and tumble dryer, wall mounted boiler, radiator, spot lighting

### **Inner Lobby**

Access from driveway, with internal doors leading to garage, cloakroom and utility room

### **Landing**

Access to loft space via hatch, cupboard housing water tank, ceiling light point

### **Bedroom One**

13' 5" x 10' 9" ( 4.09m x 3.28m )  
uPVC double glazed window to front aspect enjoying views over the town towards the countryside, radiator, ceiling light point

### **Bedroom Two**

10' 3" x 9' 1" ( 3.12m x 2.77m )  
uPVC double glazed window to rear aspect, radiator, ceiling light point

### **Bedroom Three**

10' 9" x 7' 5" ( 3.28m x 2.26m )  
uPVC double glazed window to front aspect, built in wardrobe, radiator, ceiling light point

### **Bedroom Four**

12' x 6' 7" ( 3.66m x 2.01m )  
uPVC double glazed window to rear aspect, built in double wardrobe, radiator, ceiling light point

### **Bathroom**

uPVC double glazed frosted window to rear aspect, panel path with centralised tap and shower attachment, corner shower cubicle, low level WC, vanity wash hand basin, heated towel rail, extractor fan, spot lighting

### **Garage**

17' 6" x 9' 1" ( 5.33m x 2.77m )





Accessed via up and over door from the drive with internal door opening into inner lobby, power and light, access to loft space via hatch

### **Rear Garden**

Enclosed rear garden, mainly laid to lawn with patio seating area, range of mature plants and shrubs

### **Front Garden**

Driveway for multiple vehicles, laid to lawn, gated access to rear garden



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## The Lilacs Musbury Road, Axminster

- COUNCIL TAX BAND = E
- NO ONWARDS CHAIN
- FOUR BEDROOMS
- GARAGE & DRIVEWAY PARKING
- GARDEN TO FRONT & REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£425,000**



**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](http://www.focalagent.com)

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