



**Silverwood, Whitford Road, Musbury, Axminster EX13 7AP**

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**welcome to**

## **Silverwood, Whitford Road, Musbury, Axminster**

Fox & Sons are delighted to bring to the market this beautifully presented contemporary three bedroom detached family home, ideally situated on the edge of the rural village of Musbury, offering beautiful countryside views over the Axe Valley.

### **Entrance Hallway**

Entered via a uPVC double glazed front door into a light entrance hall with front facing floor to ceiling uPVC double glazed windows, angled staircase with understairs cupboard and storage recess, radiator and spotlights

### **Downstairs Cloakroom**

uPVC obscure double glazed window to front aspect, fitted with a white contemporary style suite comprising of low level WC and pedestal wash hand basin, part tiled walls, radiator and ceiling light point

### **Lounge**

16' 3" max x 14' 5" max ( 4.95m max x 4.39m max )  
uPVC double glazed French doors and picture windows look out over the rear garden with countryside views beyond, radiators and veiling light points

### **Kitchen/Dining Room**

25' 9" max x 9' 8" max ( 7.85m max x 2.95m max )  
Double aspect with uPVC double glazed windows to the front and rear, fitted with a contemporary range of gloss white units comprising of base cupboards, drawers, larder and wall cupboards, Island with breakfast bar and additional units. work tops with spotlights above, electric induction hob with cooker hood above, integrated mid-height electric double oven, space and plumbing for dishwasher and fridge/freezer, inset drainer sink, space for dining area, radiator, spotlights and ceiling light points

### **Utility**

6' 6" x 5' 2" ( 1.98m x 1.57m )  
uPVC double glazed window to front aspect, wall and base units with worktop over, space and plumbing for washing machine and tumble dryer, wall mounted gas combi boiler, radiator and ceiling

light point

### **Landing**

Ceiling hatch providing access to loft space which is boarded, radiator and ceiling light points

### **Master Bedroom**

11' 3" max x 14' 2" max ( 3.43m max x 4.32m max )  
uPVC double glazed windows to rear aspect offering beautiful countryside views, opening to walk in wardrobe, radiator and ceiling light point

### **En-Suite**

Fitted with walk in rainfall shower with tiled surround, vanity sink unit, low level WC, heated towel rail, part tiled walls and spotlights

### **Bedroom 2**

10' 2" max x 10' 7" max ( 3.10m max x 3.23m max )  
uPVC double glazed to rear aspect offering beautiful countryside view, radiator and ceiling light point

### **Bedroom 3**

9' 3" max x 11' 2" max ( 2.82m max x 3.40m max )  
uPVC double glazed to front aspect offering beautiful countryside view, radiator and ceiling light point

### **Bathroom**

uPVC opaque double glazed window to front aspect, fitted with modern white suite comprising of panel bath with shower and tiled surround, low level WC and vanity sink unit, part tiled walls and spotlights

### **Rear Garden**

Timber fence and brick wall enclosed rear garden, predominantly laid to lawn with patio, raised timber decking and gravel play area, backing onto open fields offering beautiful countryside views, storage





shed, outside light and path around side of property  
to timber gate leading to front

### **Parking**

Shared brick paved driveway from the village lane  
leads to Silverwood offering parking for 2 vehicles



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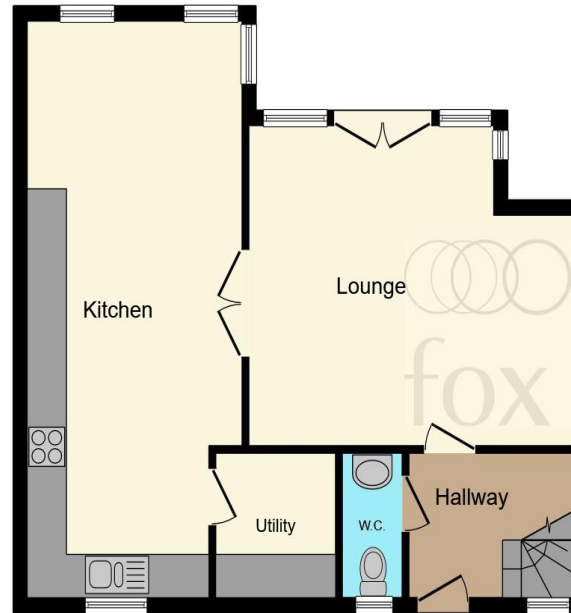
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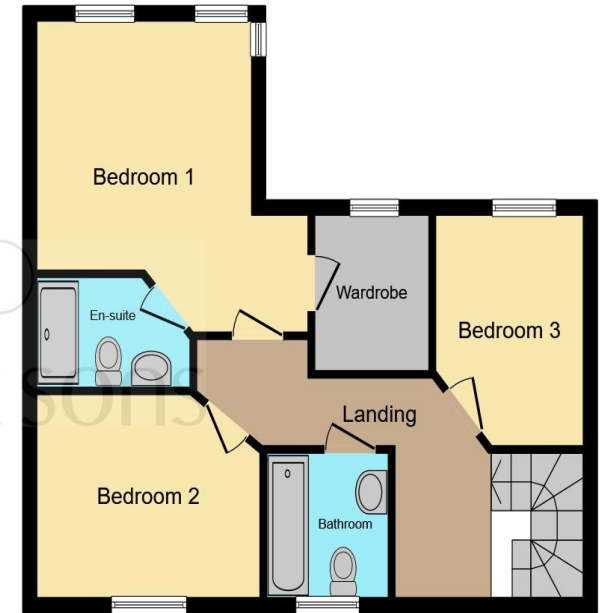
- CONTEMPORARY DETACHED THREE BEDROOM HOME
- SPACIOUS KITCHEN/DINING ROOM
- COUNCIL TAX BAND E
- MASTER BEDROOM WITH EN-SUITE & WALK IN WARDROBE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

**£375,000**



**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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