



Cloakham Drive, AXMINSTER EX13 5GT

welcome to

Cloakham Drive, AXMINSTER

Immaculately presented link-detached home offering spacious living accommodation. Occupying a corner plot and benefiting from garage with driveway parking for two vehicles and pretty garden to the side.

Hallway

Entered via uPVC double glazed door, stairs rising to first floor with under-stair storage cupboard, tiled flooring, radiator, ceiling light point

Utility W.C.,

Low level WC, wash hand basin, cupboard housing megaflor and integrated washing machine, spotlighting, extractor fan, tiled flooring, radiator

Lounge

15' 7" plus bay window x 10' 11" (4.75m plus bay window x 3.33m)

Double aspect with uPVC double glazed box bay window to front and further uPVC double glazed windows to side aspect, radiator, ceiling light points

Kitchen Diner

15' 6" plus Bay x 11' 6" max (4.72m plus Bay x 3.51m max)

Double aspect with uPVC double glazed box bay window to front aspect, uPVC double glazed window to side, and patio doors opening to garden. Range of wall and base units with work surface over, integrated appliances to include fridge freezer, dishwasher, double oven, gas hob with cooker hood over, spot lighting, radiator

Landing

uPVC double glazed window to front aspect, access to loft via hatch, radiator, ceiling light point

Bedroom One

12' 1" max x 9' 1" plus bay (3.68m max x 2.77m plus bay)
uPVC double glazed box bay window to front aspect, built-in double wardrobe, radiator, ceiling light point

En-Suite

uPVC double glazed opaque glass window to side aspect, shower cubicle, low level WC, wash hand basin with tiled splashback, heated towel rail, spot lighting, extractor fan

Bedroom Two

8' 6" plus bay x 10' 11" max (2.59m plus bay x 3.33m max)

Dual aspect with uPVC double glazed box bay window to front aspect and uPVC double glazed window to side aspect, radiator, ceiling light point

Bedroom Three

10' 11" x 6' 10" (3.33m x 2.08m)

uPVC double glazed window to side aspect, radiator, ceiling light point

Bathroom

Three piece bathroom suite comprising of panel bath with shower over and glass shower screen, low level WC and wash hand basin with tiled splashbacks, heated towel rail, spotlighting, extractor fan

Garage

Accessed via up and over door from driveway

Garden

Situated to the side of the property, fully enclosed with a combination of stone wall and timber fence with gated access to driveway, laid to astro turf with further paved seating area, wall mounted electric light, water tap and power socket





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Cloakham Drive, AXMINSTER

- COUNCIL TAX BAND = D
- GARAGE
- DRIVEWAY PARKING FOR TWO VEHICLES
- LINK-DETACHED
- THREE BEDROOMS

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£320,000



Total floor area 92.0 sq.m. (990 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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