



QUEENSLAND DRIVE

EXETER, EX4 5AZ



Robert Williams

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“Living in this lovely neighbourhood combines closeness to both the city amenities and the countryside”.



1 QUEENSLAND DRIVE

EXETER, EX4 5AZ

Lovely semi detached 4 bedroom home in sought after Pennsylvania. Viewing highly recommended.

Ideally situated on a south facing corner plot is this welcoming family home. Approached from a private driveway the entrance porch leads in to a bright open plan versatile living space allowing for flexible use as a sitting area and a snug, or dining area. The kitchen is a real feature of the property with contemporary cupboards and units including a central peninsula. A quality range cooker has been installed and there is also a recently installed integrated dishwasher. There is ample space for a large American style fridge freezer and at one end, with patio doors leading to the garden, is a family dining area. There is also an understairs larder cupboard.

The first floor offers four bedrooms, the two doubles having bespoke fitted cupboards and wardrobe units. One faces the front and the other the rear, as do the two single bedrooms. Luxury vinyl flooring has been laid in one of these, currently used as clinic/ salon. The bathroom has a contemporary white suite with separate bath and walk in shower unit, wc, and wash hand basin inset into a vanity unit. There is also a second wc on this floor, and an airing cupboard.

The nicely screened garden comprises a paved area for alfresco dining and a level lawned area with raised beds. There's an outside tap and a service door to the garage housing the Worcester combi boiler, and with plumbing for washing and drying machines.

4  bedrooms 1  bathrooms
1  receptions 1  car spaces

Local Authority: Exeter City Council

Council Tax Band: C

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains electricity, gas, water & drainage

Energy Efficiency Rating: C





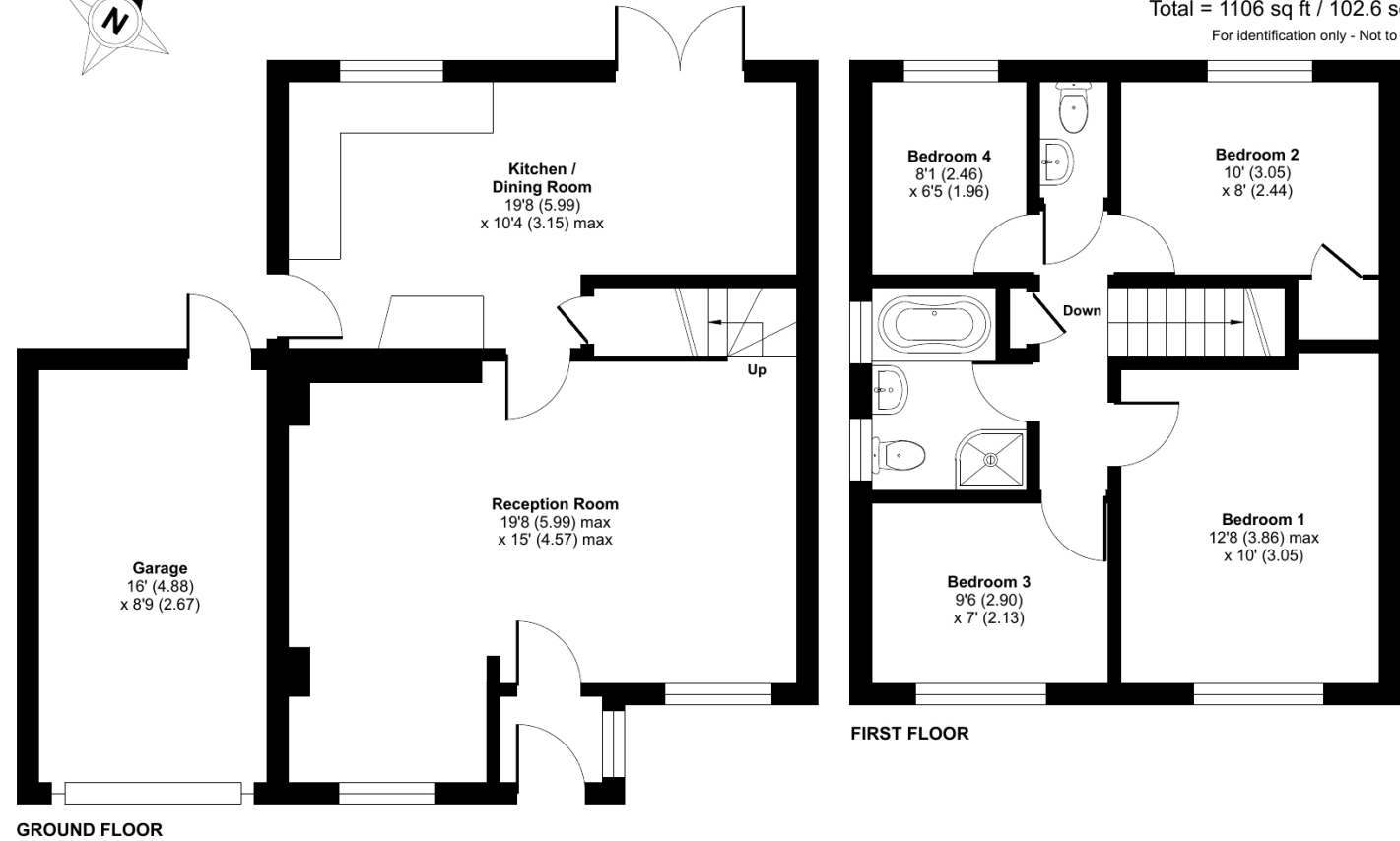
Queensland Drive, Exeter, EX4

Approximate Area = 965 sq ft / 89.6 sq m

Garage = 141 sq ft / 13 sq m

Total = 1106 sq ft / 102.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Robert Williams Ltd. REF: 1071804



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.