



MILLER WAY

EXMINSTER, EXETER, EX6 8TH



Robert Williams

SALES | LETTINGS | AUCTIONS

“ Contemporary four bedroom house extended & modernised by current owners creating a truly stunning home ”.



MILLER WAY

EXMINSTER, EXETER, EX6 8TH

Extended and modernised over time by the current owners to an incredibly high specification this detached four bedroom family home is now the epitome of contemporary luxury living and is offered to the market with no onward chain. This house is located in Exminster, a sought after location situated on the southern edge of the City of Exeter

- **STUNNING MODERN FAMILY HOME**
- **DESIRABLE LOCATION**
- **DOUBLE GARAGE & DRIVEWAY PARKING**
- **NO ONWARD CHAIN**

The internal accommodation includes four bedrooms, the master has ensuite, and three other doubles - two having access to a large 'Jack and Jill' bathroom, along with a further family bathroom.

Downstairs the property has large open plan feel. The modern designer kitchen/dining space features two fitted eye level ovens, AEG ceramic five ring hobs, microwave/combi oven, dual warming, coffee machine, dishwasher, fridge and separate freezer. There is a study/office, snug cinema/TV room and separate living room.

Outside part of the garage has been converted into a large utility area and the remaining garage has an electric door. There is extensive driveway parking for multiple vehicles and large insulated outbuilding to rear with electric, light and internet that is currently being utilised as a gymnasium, but could easily be adapted for use as an extensive home office.

Internal features include Porcelanosa tiling throughout downstairs, stunning bespoke kitchen that has ivory gloss fascias and Unistone composite stone tops.

All bedrooms have high specification fitted furniture, the main bedroom having oak fitted shaker fascias. The bathroom and ensuite have underfloor heating.

The outside space benefits from an extensive rear garden with an array of palm trees and jungle style borders. A outdoor seating/TV area with sail awning,, hot tub, areas of Hardwood painted decking including an L shaped floating seating area with Firepit.

This property really is stylish and will provide any buyer with flexible accommodation for modern style living in a fantastic location.





THE LOCATION

Miller Way is set back from the road in a quiet and desirable location. This stunning family home is located on the edge of the village of Exminster, and is well placed for access to village amenities including shops, pubs, Post Office, health centre, primary school and public transport. Accessed from the end of the close is a large recreational field, ideal for dog walking, as well as Miller Way Play Park. Nearby there are delightful countryside walks and cycle paths including the ship canal tow path and Exe Estuary. In addition, the village has a golf club. The cathedral city of Exeter is just 4 miles away and the major road network of the M5 and A38, and the coast are a approx. 15 mins drive.

DIRECTIONS

Approaching from Exeter on the A379 towards the coast, take the first left into Main Road then next left into Reddaway Drive, take the first right turn into Miller Way then turn into the first cul de sac on the right and this property will be found set back directly in front of you.



4		bedrooms	3		bathrooms
3		receptions	4+		car spaces

Local Authority: Teignbridge Council

Council Tax Band: D

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C







Miller Way, EX6

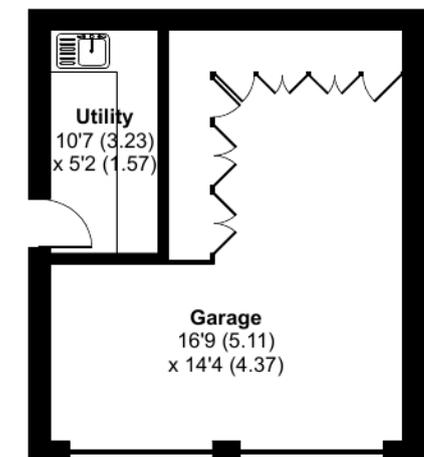
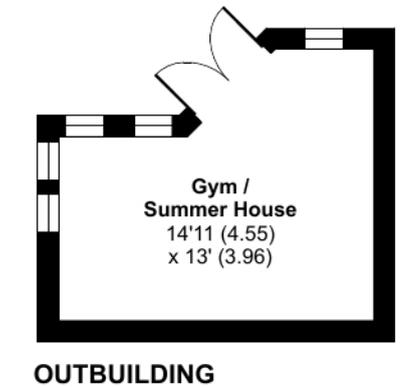
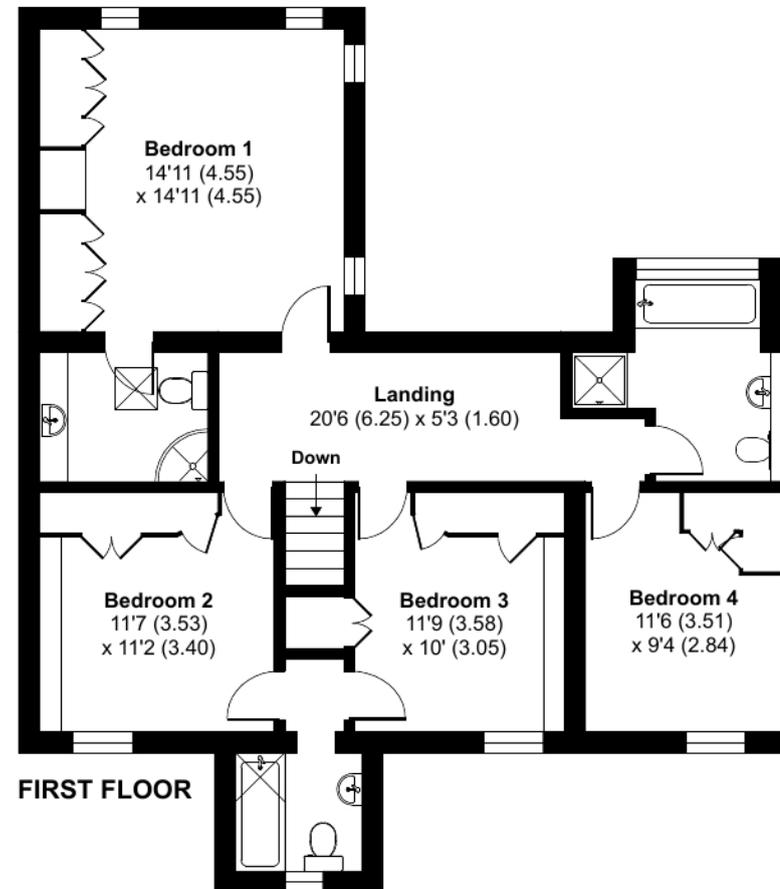
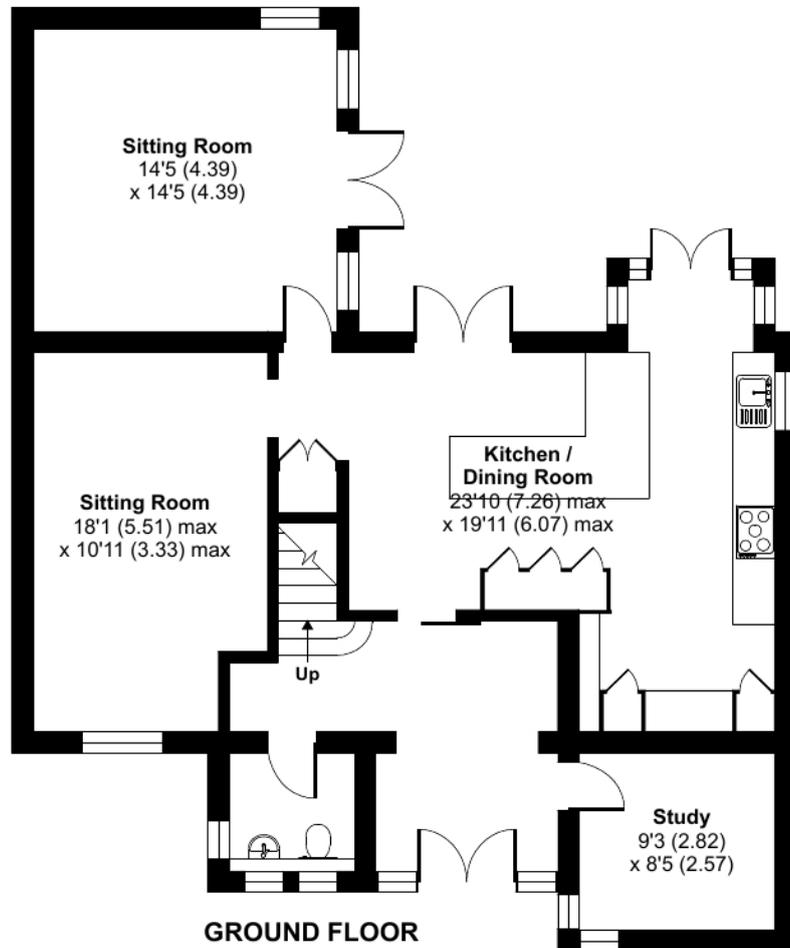
Approximate Area = 2014 sq ft / 187.1 sq m

Garage = 331 sq ft / 30.7 sq m

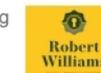
Outbuilding = 160 sq ft / 14.9 sq m

Total = 2505 sq ft / 232.7 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). © n̄che.com 2024. Produced for Robert Williams Ltd. REF: 1109045





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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.