



RAVEN CLOSE

EXETER EX4 4SR | Guide Price £695,000



Robert Williams

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“With spacious, flexible accommodation and a superb location, this house is simply a must-see”.



RAVEN CLOSE

EXETER, EX4 4SR

Located in the sought-after residential area of Pennsylvania, this generously proportioned four-bedroom detached home offers flexible living spaces, with three reception rooms plus conservatory. Improved by the current owners; the property includes a garage conversion that now serves as a versatile third reception room - ideal as a home office or playroom. A detached double garage has been added, providing ample storage, additional parking or workshop potential. From the first floor, you can enjoy lovely elevated views across the city and the well maintained garden provides ample outside space. The property is perfect for growing families or those in need of space to spread out, in a tucked away cul-de-sac location.

THE PROPERTY

From the front door, a porch and entrance hall leads to the cloakroom, kitchen ground floor reception rooms. There are stairs to the first floor with storage beneath. The kitchen is spacious with plenty of room for a breakfast table, and features two sink units, a range gas cooker with extractor above and space for fridge/freezer and washing machine. From the kitchen doors lead to the study and rear garden.

The bright sitting room is positioned at the front of the house, with bay window and open fireplace. Double doors connect to the dining room allowing the space to be open plan or closed of as required. The dining room in turn leads to the conservatory via a sliding door which allows plenty of light into the main house. The conservatory provides a superb additional space and allows access to the garden via patio doors.

The first floor accommodation comprises four bedrooms, with master en-suite. The two bedrooms at the front of the house boast far reaching views across Exeter and the countryside beyond, whilst the rear bedrooms overlook the garden. The family bathroom includes white three piece suite with shower above the bath. Accessed from the landing, a large loft space provides additional storage and has potential for conversion.





OUTSIDE

Outside, to the front of the property is a garden area which is attractively landscaped with shrubs and trees, and wraps around to the side of the house. The extensive driveway allows plenty of parking and opposite the house is a large double garage with vehicle and pedestrian entrances. The meticulously maintained rear garden is fully enclosed and designed for low maintenance, featuring a neat lawn and mature borders.

THE LOCATION

Raven Close is a perfect spot for someone who wants to be near the city centre but enjoys a quieter setting. Located in the sought after area of Pennsylvania, it is just a 5 minute drive into central Exeter, less than a mile from the Streatham Campus at Exeter University, and within walking distance of multiple schools making this a perfect home for professionals and families alike. For getting further afield Exeter St. David's Railway station is less than 10 minutes by car, and the M5/A30 is approximately 15 minutes away.

DIRECTIONS

From Pennsylvania Road, turn into Oriole Drive and then right into Curlew Way and left into Raven Close. The property is located half way along the road on the left.

4



bedrooms

2



bathrooms

3



receptions

4



car spaces

Local Authority:

Exeter City Council

Council Tax Band:

F

Tenure:

Freehold

Heating:

Gas Central Heating

Services:

Mains water and drainage

Energy Efficiency Rating:

D





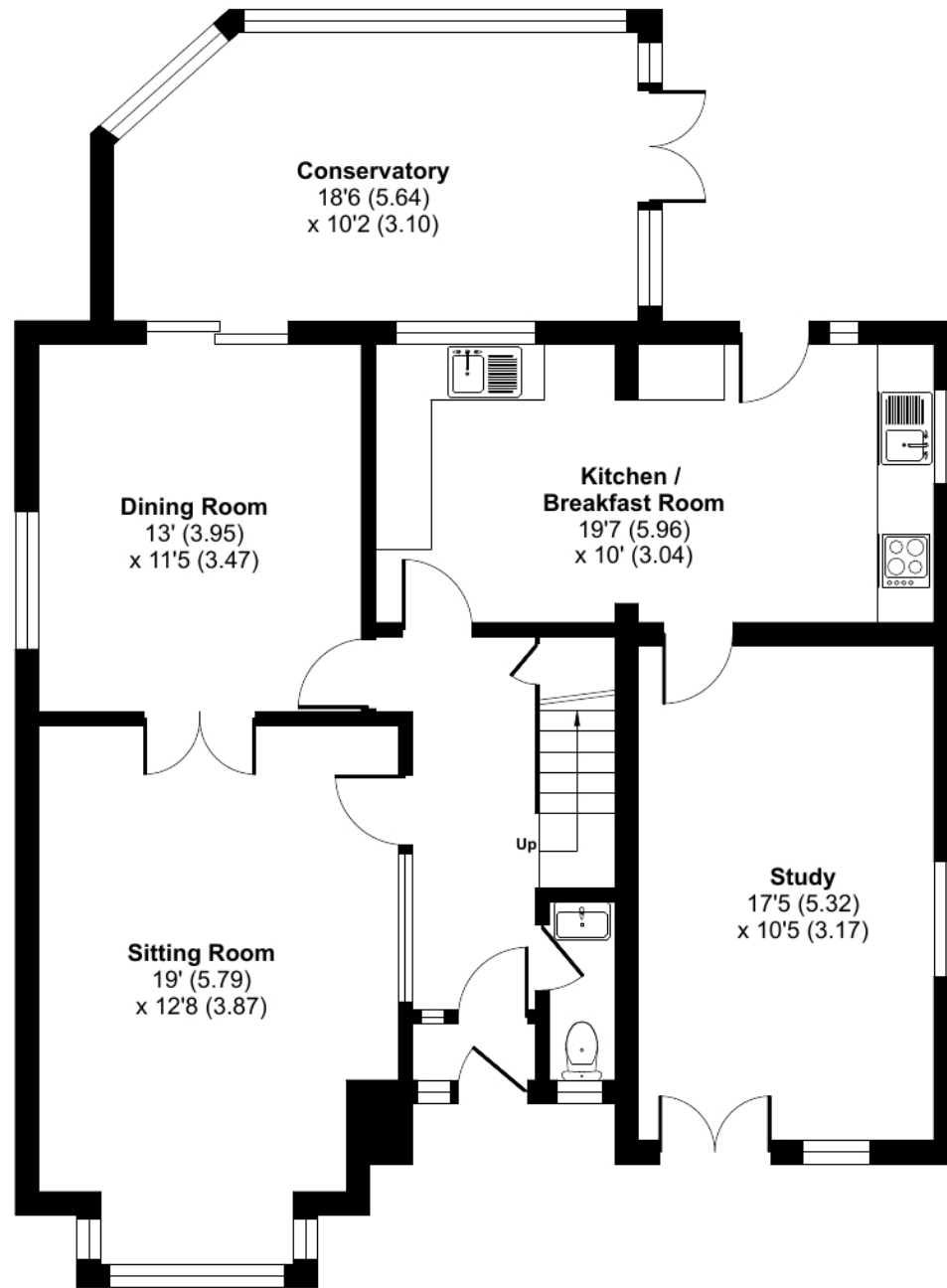
Raven Close, Exeter, EX4

Approximate Area = 1671 sq ft / 155.2 sq m

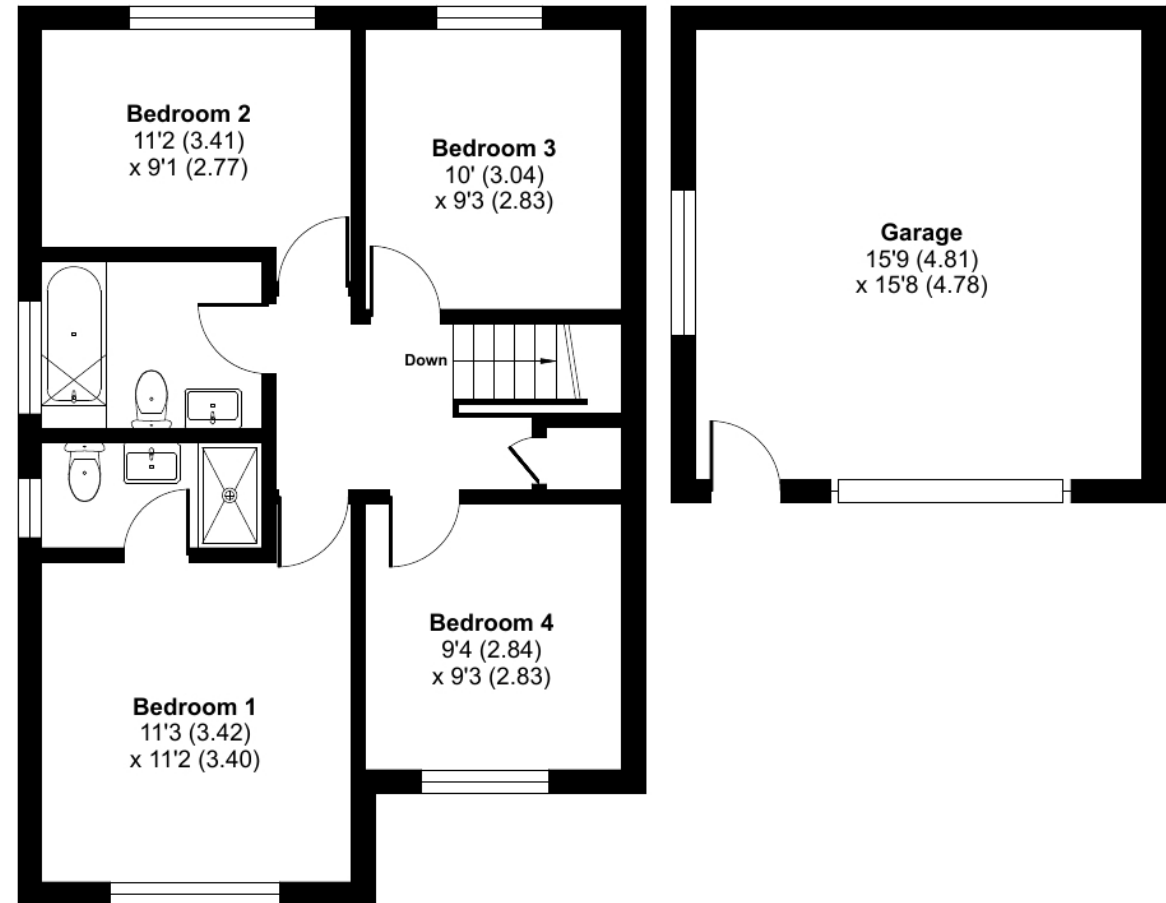
Garage = 247 sq ft / 22.9 sq m

Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Robert Williams Ltd. REF: 1316689





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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.