



BERKSHIRE DRIVE

EXETER, EX4 1NE



Robert Williams

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“A beautifully presented property with some lovely features including superb rear extension”.



BERKSHIRE DRIVE

EXETER, EX4 1NE

Meticulously renovated and extended by the current owners, this beautiful three bedroom home is nestled in sought-after St Thomas. The immaculately presented property offers a 'turn key' purchase opportunity and boasts many great features, including the open plan kitchen/dining area, and the large plot with landscaped garden.

The home offers stylish accommodation throughout. The ground floor comprises a hallway leading to the cosy living room, modern WC and kitchen/dining area. The latter is a standout feature due to the impressive rear extension, which creates a versatile open-plan living area, ideal for entertaining. Bi-fold doors open to the rear garden. The stylish kitchen is both functional and chic, with features including a central island, integrated appliances and boiling water tap. Stairs from the hallway ascend to the first floor, which boasts three bedrooms—two doubles, and a single which is ideal for use as a child's bedroom or home office. A modern bathroom adds to the property's appeal and a loft space with pull down ladder provides useful additional storage. Outside, the rear garden is a true sanctuary, featuring a beautifully landscaped layout and a tranquil water feature. The garage provides additional storage or parking options and to the front a large driveway allows parking for several cars.

3



bedrooms

1



bathrooms

2



receptions

4



car spaces

Local Authority:

Exeter City Council

Council Tax Band:

D

Tenure:

Freehold

Heating:

Gas Central Heating

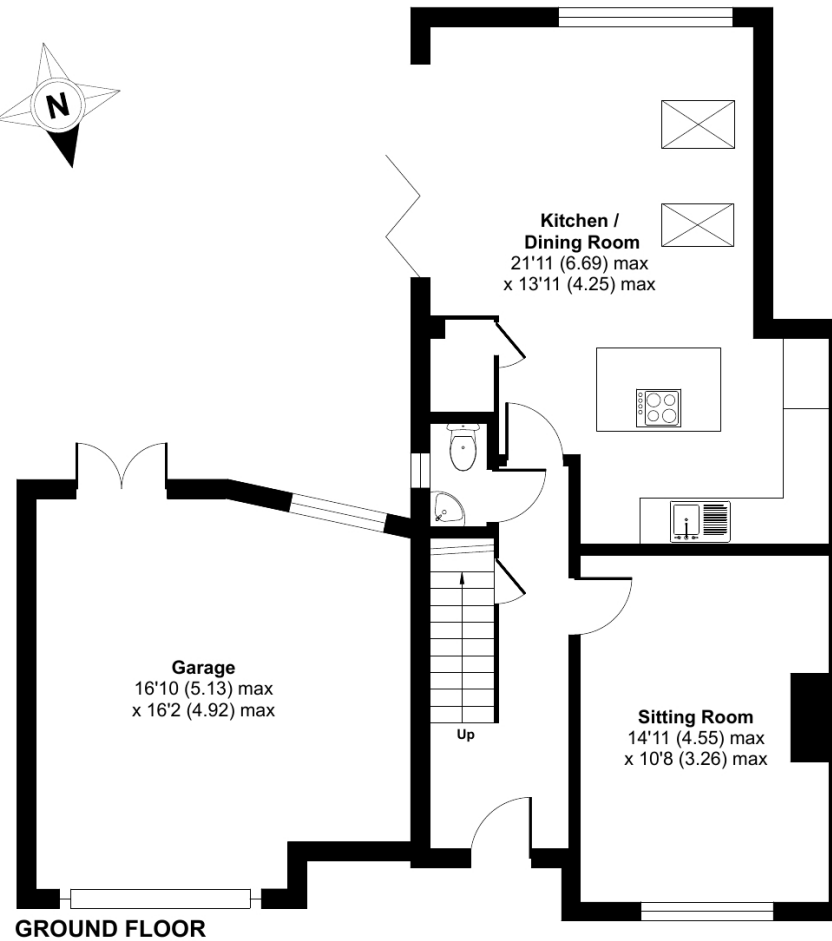
Services:

Mains water and drainage

Energy Efficiency Rating:

C





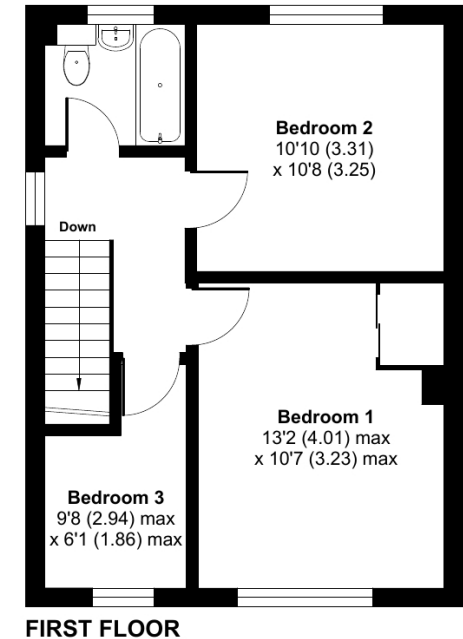
Berkshire Drive, Exeter, EX4

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 254 sq ft / 23.5 sq m

Total = 1261 sq ft / 117 sq m

For identification only - Not to scale



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: 1347228



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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.