



Clyst Road
Exeter £950,000

East of **EXE**
ESTATE AGENTS

Clyst Road

Exeter £950,000

An exceptional, architecturally designed five bedroom detached residence has been improved, extended and rebuilt to form a wonderful family home in this much sought after location on the outskirts of Topsham. Situated on a large plot with detached garage and mature gardens, located a short distance from the Blue ball and Sandy Park on Clyst Road.

Exceptional Architecturally designed detached house | Large plot with mature gardens and grounds and superb countryside views | 5 bedrooms including master suite with balcony terrace | 4 ensuite bedrooms | Groundfloor bedroom suite with garden access | open plan kitchen/dining/living with doors to terrace | Sitting/family room with doors to terrace | large imposing reception hall | office/study, utility room, garage and detached garden studio/games room | Off road parking for up to 10 cars

DESCRIPTION

This superb property sits within a large plot of mature gardens and grounds offering beautiful countryside views which can be enjoyed from the ground floor decked entertaining terrace and first floor balcony off the master suite. Green Mead benefits from 5 bedrooms, four of which are ensuite including a ground floor suite with doors to the garden. Upon immediate entrance a large well designed reception hall leads to all principle ground floor rooms and a staircase with vaulted ceiling and Velux skylight to the first floor. Further attributes of this superior home include: Off road parking for up to ten cars, garage and outbuildings, a utility/laundry room, ground floor study, family/sitting room, open plan kitchen/dining/living space with wood burner and doors to terrace and a large studio chalet with wood burner in the garden currently used as a games room/ childrens den.

APPROACH

Modern composite door to entrance hallway.

ENTRANCE HALLWAY

Wonderful light and spacious entrance hallway with full height windows to front aspect with obscure glass. Feature bespoke solid oak staircase leading up to a part galleried landing. Tiled floor leading onto quality engineered oak flooring. Recessed low level lighting. Door to storage cupboard. Doors to cloakroom, kitchen/dining room and inner hallway. Double doors to family/sitting room.

CLOAKROOM

Window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin. Decorative tiled floor. Radiator. Extractor fan.

SITTING/FAMILY ROOM

Spacious room with full height windows to rear aspect with outlook over the garden and french doors opening onto the terrace. Matching quality engineered oak flooring. Feature modern double sided Termofoc wood burning stove. Wall lighting. Vertical radiator. TV and telephone points.

KITCHEN/DINING ROOM

KITCHEN AREA:

Large kitchen/breakfast area with large bay window to front aspect. Tastefully designed quality System 6 fitted kitchen with excellent range of base, wall, drawer units in a grey finish. Granite worktop with matching upstands. Matching central island with range of cupboards under and granite worktop with inset composite sink with carved drainer, and inset 5 ring gas hob with extractor hood over. Range of integrated Bosch appliances feature; twin electric eye level ovens, microwave and coffee maker. Integral fridge, freezer and dishwasher. High polished procelaine tiled floor with underfloor heating. Recess spotlights.

DINING AREA

Window to side aspect with obscure glass, full height windows and french doors to rear opening onto the garden. Matching quality engineered oak floor. Radiator. Wall lighting. Fitted ceiling speakers. TV point. Feature double sided modern Termofoc wood burning stove with granite plinth and slatstone slate tiled chimney breast. Composite door to side access.

INNER HALLWAY

Matching quality engineered oak flooring. Doors to study, utility room and fifth bedroom. (Designed so this section of the house could be modified into a self contained one bedroom annexe).

STUDY

Large feature bay window to front aspect with outlook over the front garden. Matching quality engineered oak floor. Radiator. TV and telephone points. Wall lighting.

UTILITY ROOM

Window to side aspect with obscure glass. Range of base and drawer units in light grey finish. Granite effect worktop with inset stainless steel sink. Space and plumbing for washing machine and dryer. Recess spotlights. High polished tiled floor. Chrome ladder style radiator.

BEDROOM 5

Spacious double bedroom with window to side aspect and french doors opening onto the terrace and garden. Two vertical radiators. Wall lighting. TV point. Door to en-suite.



ENSUITE

Window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and glass sliding doors to tiled shower enclosure with mixer shower. Chrome ladder style radiator. High polished tiled floor with underfloor heating. Recess spotlights. Extractor fan.

FIRST FLOOR

STAIRS/LANDING

A beautiful solid oak and glass staircase leads up to a wonderful light and spacious half galleried landing with high vaulted ceiling with two Velux ceiling windows. Radiator. Low level recessed lighting. Doors to bedrooms, bathroom and boiler room.

BEDROOM 1

Light and spacious double bedroom with full height windows and french doors opening onto a balcony offering wonderful views over the garden and surrounding countryside. Radiator. TV and telephone points. Sliding door to large walk-in wardrobe complete with hanging rails and shelving. Door to en-suite.

EN-SUITE

Window to side aspect with obscure glass and further Velux ceiling window. Modern white suite comprising; low level w.c., hand wash basin, glass sliding door to large walk-in shower enclosure with mixer tap and fixed shower head with additional handset, modern freestanding double ended bath with mixer tap and handset shower. High polished tiled floor with underfloor heating. Recess spotlights. Extractor fan. Chrome ladder style radiator. Door to large eaves storage cupboard.

BEDROOM 2

Spacious double bedroom with mini vaulted ceiling and windows to front aspect. Radiator. Two open recess eave storage alcoves. TV and telephone points. Wall lighting. Sliding door to en-suite.

EN-SUITE

Window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to large shower enclosure with mixer shower over. Recess spotlights. Extractor fan. Chrome ladder style radiator. High polished tiled floor with underfloor heating.

BEDROOM 3

Spacious double bedroom with mini vaulted ceiling and windows to rear aspect with outlook over the gardens and countryside beyond. Radiator. Two open recess eave storage alcoves. TV and telephone points. Wall lighting. Sliding door to en-suite.

EN-SUITE

Window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to large shower enclosure with mixer shower over. Recess spotlights. Extractor fan. Chrome ladder style radiator. High polished tiled floor with underfloor heating.

BEDROOM 4

Further double bedroom with french doors opening to Juliet balcony to front aspect. Radiator. Wall lighting. TV point.

BATHROOM

Window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin, jacuzzi bath with tiled surround, and glass sliding door to large shower enclosure with mixed fixed shower head and additional handset. Recess spotlights. Extractor fan. Chrome ladder style radiator. High polished floor with underfloor heating.

BOILER ROOM

Window to side aspect. Wall mounted gas boiler. Hot water tank system. Wall mounted solar panel storage and PV inverter.. Tiled floor.

OUTSIDE

FRONT

Attractive pillared entrance leading into a large block paved parking and turning area with parking for a number of vehicles. Leading onto lawned garden edged with mature plants and trees and steps leading down to a large paved area leading to the front entrance. Paved pathway leading to gated side access and double ended detached garage.

GARAGE

Up and over doors to front and rear to large detached garage with light and power. Window to side. Eaves storage. Pedestrian door to driveway.

SIDE AND REAR GARDEN

Wide side garden area laid to concrete leading down to further brick built outbuilding and around into the rear garden area.

The outbuilding features; light and power, fitted sink with wall mounted water heater. Window to rear. Pedestrian door to side. Plus internal door to a useful w.c.

A real feature of the property is the large rear garden featuring; a wonderful large raised terrace enclosed by glass balustrade and steps leading down to a block paved pathway that leads down through a large lawned garden planted with a variety of trees and edged by fence and hedgrow., which leads down to a large timber studio/chalet and further timber shed offering space for a ride-on lawn mower.

Timber Studio/Chalet

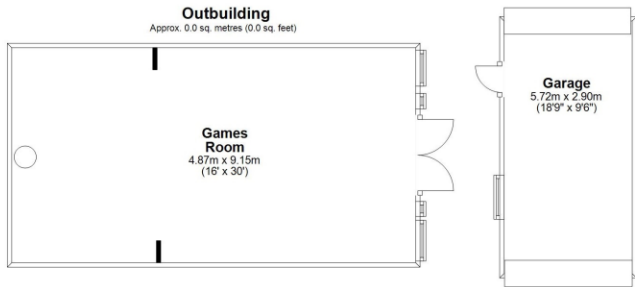
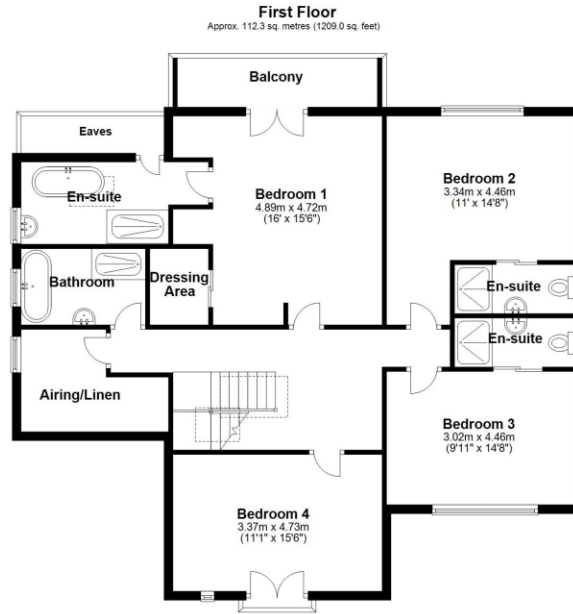
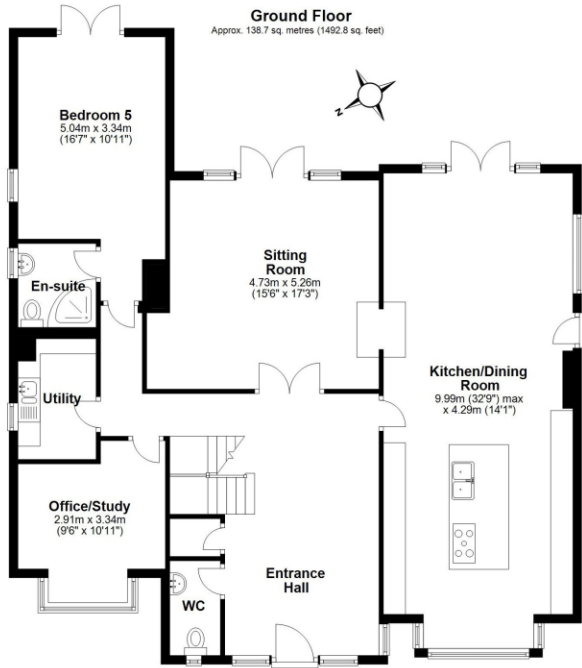
Large Studio/Chalet with windows to front and side aspect, and double doors opening onto the garden and raised decked terrace. Currently used as a games/cinema room with fitted wood burning stove, light and power, TV point and wall mounted speakers. Wall mounted Smeg electric fire.

AGENTS NOTES

.The property is Freehold

Council Tax Band: E - East Devon Council





Total area: approx. 251.0 sq. metres (2701.8 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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