



East of **EXE**
ESTATE AGENTS

49 Fulford Way
Woodbury £795,000

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Nestled at the end of a quiet cul-de-sac in the much sought after village of Woodbury is this very desirable detached property. The property has been lovingly extended and is presented to a very high standard of finish. Offering five bedrooms, two of which are en-suite, four reception rooms, an expansive kitchen and a garden to accommodate all your passions, this is a rare opportunity to find a property of this caliber.

Detached | Five Bedrooms

| Open Plan Kitchen/Diner/Sitting Room

| Two Further Reception Rooms | Cloakroom

| Master Ensuite and Dressing Room

| Family Bathroom and Second En-suite

| Parking | Garden with Decked Area

| Sought After Location

Approach

The property is located at the end of a quiet cul-de-sac and nestled behind a well groomed privet hedge. To the left of the cul-de-sac a footpath leads to the village centre just 2 minutes walking. Brick paving leads to the property and provides plentiful parking. A small gate to the side leads off to the rear gardens.

Hallway

A grey UPVc door with decorative leadwork leads into the hallway whereupon you get your first glimpse of the quality and finish of this property. Karndeian oak effect flooring extends off through the ground floor and to your right are three full size coat and storage cupboards. Leading off from this impressive hallway are doors to the reception rooms and stairs to the first floor. Under the stairs a small cupboard provides additional storage.

Sitting Room 3.34m by 4.30m

A glazed panel door leads into the sitting room where a beautiful chrome gas fire sits proud in its white hearth and mantle with a tasteful wallpapered back drop. The Karndeian flooring continues through and extends into the now open planned dining room.

Dining Room 2.55m by 5.00m

An extension of the lounge and kitchen, the dining room offers a beautiful central location in the heart of the house. Triple bi-fold doors open out onto



the rear garden and produce a light and airy feel bringing the garden and its serenity into the house.

Kitchen 5.02m by 5.00m

This impressive kitchen has been built to a high quality. Clean white units have been topped with a walnut block effect worktop and finished with a lime green splash back. A breakfast bar extends into the room delineating the space which like the rest of the kitchen has curved kitchen doors and deep pan drawers providing abundant storage. The kitchen has been fitted with a large ceramic hob with stainless steel extractor fan over, built in fridge and a black composite sink. Again three bi-fold doors open out onto the garden and the decked area allowing light to flood into the kitchen.

W.C / Utility Room

Off from the kitchen the utility room offers a hide away for the washing machine and drier and provides a downstairs W.C and wash hand basin.

Lounge 4.65m by 7.75m

The lounge is yet another impressive room. Added in 2018 this room offers all round views from large front and rear windows, a full length side window and glazed French doors looking back into the house. Attention to detail has not been missed here and the Gazco balanced flue gas fire most definitely creates a grand statement.

Family Room 2.41m by 4.94m

To the left of the hallway the family room or children's play room offers a great space away from the rest of the house.

First Floor Landing

The landing provides access to first floor rooms along with a cupboard containing the hot water tank and access to the loft area which has been boarded out.

Master En-Suite 6.21m by 7.70m

The Master en-suite was added as part of the new extension and entering in we are immediately drawn to the high vaulted ceilings and the picture window overlooking the rear garden. To the right an area has been laid out as a dressing room which backs onto the En-suite which itself has been fitted with a quadrant shower, vanity wash hand basin and W.C all finished with grey tiling and mosaic inserts.

Bedroom 2 with En-Suite 3.40m by 3.30m

A good size room that easily accommodates a double bed and wardrobe storage with its own en-suite that has been fitted with a quadrant shower, vanity wash hand basin and W.C and finished with mosaic tiling.

Bedroom 3 3.25m by 2.81m

Bedroom three is a lovely room that is good sized and takes advantage of the views over the rear garden.

Family Bathroom

The family bathroom has been fitted with a bath with shower over, wash hand basin and close coupled W.C and has been beautifully tiled throughout.

Bedroom 4 2.65m by 3.60m

Facing onto the front of the house bedroom four is yet again of good size with a built in wardrobe and can easily be classed as a double room.

Bedroom 5 2.40m by 2.70m

Functioning as the office bedroom five has a built in wardrobe and again has the lovely views over the rear garden

Rear Garden

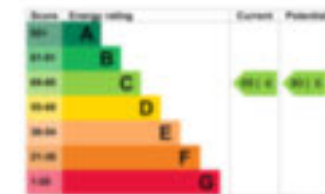
A lovely aspect of this property is the garden which is quiet and tranquil and filled with wild life. Off from the kitchen a semi circular decked area offers a great seating zone under the shade of a sycamore tree. To the left a lawned area extends around the house which is secluded under a mature hedge canopy whilst to the right a wooden fence separates the vegetable garden with its green house and workshop and a gravelled area leading back to the front of the property.





TOTAL FLOOR AREA - 2155 sq.ft. (200.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 11/2021



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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.