



East of 
ESTATE AGENTS

Culvery Close
Exeter £550,000

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This beautifully four bed link-detached property has been completely refurbished and is presented to a very high standard throughout. Located in the picturesque village of Woodbury, the property is located in a quiet cul-de-sac and is within easy level walking distance to the village and its amenities and to Woodbury C of E Primary School. This impressive property offers a beautiful open planned kitchen/diner, lounge and utility room on the ground floor, four bedrooms, with one currently used as an office and a family bathroom on the first floor. To the front is ample parking and to the rear a delightful well planted south facing garden with far reaching views.

Link Detached | Four Bedrooms with Master En-suite |
Kitchen/Diner | Open Planned Lounge | Bedroom 4/Office
| Family Bathroom | Large Utility Room | Downstairs
Cloakroom | Attractive South Facing Garden |

APPROACH

The property is located to the far end of the quiet cul-de-sac of Culvery Close off Bonfire Lane. To the corner of the close a pedestrian path leads to the village and its local amenities just a few minutes walk away. To the front of the property is ample parking and a small garden to the side of the front door.

ENTRANCE HALLWAY & CLOAKROOM

From the hallway stairs lead to the first floor with doors off to the living room and kitchen and a small coat cupboard. Just off to the left is the cloakroom fitted with W.C and wash hand basin.

LOUNGE

A beautifully presented light and spacious lounge greets you which is open planned to the kitchen /diner. The floor is laid with engineered wood flooring that runs seamlessly through the ground floor, and a set of French doors open out onto a decked patio and the rear garden beyond.

UTILITY ROOM

Converted from the original garage, the utility room beautifully utilises this space to provide a spacious room with coat and boot storage to the front with the functionality of the utility room to the rear.



KITCHEN/DINER

The beautiful peninsular island kitchen has been fitted with a range of cream shaker style wall and base units topped with a wood effect worktop and up-stand with 1.5 bowl white ceramic sink and hob. The peninsular island separates the two rooms forming a breakfast bar to the rear dining room, with both rooms taking full advantage of the sliding patio doors and the delightful garden views.

BEDROOM THREE

First along the landing is bedroom 3, and like all the bedrooms this is a spacious room and one that has views out to the front of the property.

BEDROOM TWO

Bedroom two is a delightful double room that overlooks the rear garden.

BEDROOM FOUR/OFFICE

Bedroom four is currently utilised as an office and provides ample work space.

MASTER EN-SUITE

The master bedroom is a beautiful spacious room with views to the rear garden. Located to the side is an en-suite fitted with a white vanity W.C and basin and a large shower cubicle.

FAMILY BATHROOM

The family bathroom has been fitted with a white vanity W.C and hand basin, along with a bath with mixer shower over, and the room has been finished with range of floor to ceiling grey wall tiles.

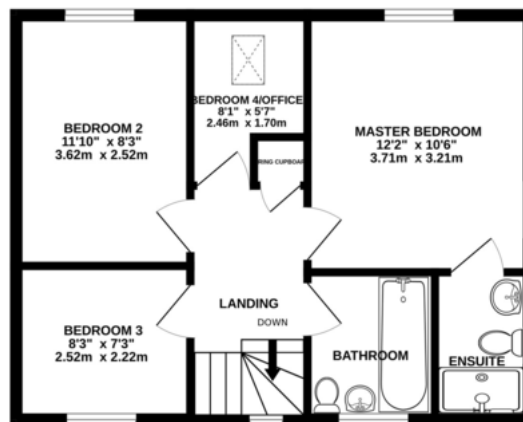
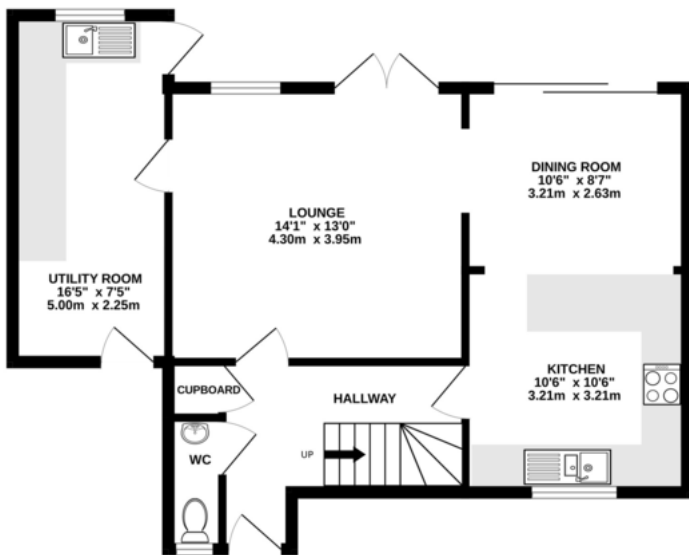
GARDEN

The beautiful south facing rear garden has been decked along the length of the property to provide a delightful seating area from which to drink in the views across to Saint Swithun's Church and the village. The garden has been laid with an artificial grass to the centre with the surrounding beds filled with an abundance of flowering plants and shrubs.



GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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



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