

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Tuckwell Grove

Exeter, EX1 3HU

Offers In The Region Of £525,000



Council Tax:



# 39 Tuckwell Grove

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## Entrance Hall

Door to the lounge, door to the study/ snug, door to the WC, door to the family/ dining/kitchen room, space for coats and shoes.

## Lounge

16'5" x 10'10" (5.01m x 3.31m )

Two windows to the front aspect, radiator.

## Study/ Snug

8'7" x 8'1" (2.62m x 2.47m)

Two windows to the front aspect, radiator.

## WC

5'8" x 2'11" (1.74m x 0.89m)

Low level WC, hand basin.

## Family/ Dining/ Kitchen

16'4", 305'1" x 23'1" (widest points) (5,93m x 7.06m (widest points))

Window to the side aspect, two windows to the rear aspect, patio doors to the rear garden, stairs to the first floor, space for a large sofa or sofa's, doors to the utility cupboard, space for a good sized dining table, beautiful, large, modern, impressive island housing the induction hob, one and a half bowl sink and drainer, high and low level cupboards, roll top work surfaces, built in eye level double oven, built in extractor, fridge freezer and dish washer, radiators.

## Utility cupboard

Space for a washing machine and tumble dryer, storage.

## Landing and Mezzanine landing

Doors to all bedrooms and the family bathroom, the landing over looks the family/ dining/ kitchen room and

benefits from a large Velux window, which bathes the landing in light.

## Master bedroom

9'10" x 11'7" (3.00m x 3.55m )

Window to the front aspect, large built in wardrobes, door to the en-suite, radiator.

## En-Suite

6'4" x 6'0" (1.94m x 1.85m)

Partially obscured window to the side aspect, walk in shower, low level WC, hand basin, heated towel rail.

## Bedroom two

12'0" x 8'1" (3.68m x 2.48m)

Window to the front aspect, radiator.

## Bedroom Three

11'3" x 8'7" (3.44m x 2.62m)

Window to the rear aspect, radiator.

## Bedroom Four

6'9" x 10'5" (2.07m x 3.19m)

Window to the rear aspect, radiator.

## Bathroom

12'2" x 6'7" (3.73m x 2.03m)

Large walk in shower, heated towel rail, bath with shower over, low level WC, hand basin, partially obscured window to the front aspect.

## Garage

Up and over door, room for storage or for a car.

## Outside

To the front of the property are several steps that lead to the front door of the property, the front garden is laid to lawn with mature shrubs, there is a

driveway allowing access for several cars.

To the rear of the property is a good sized fully enclosed garden with a gate giving access to the driveway which in due course takes you to the front of the property, the rear garden has a patio area, raised borders and is mainly laid to lawn with mature shrubs.

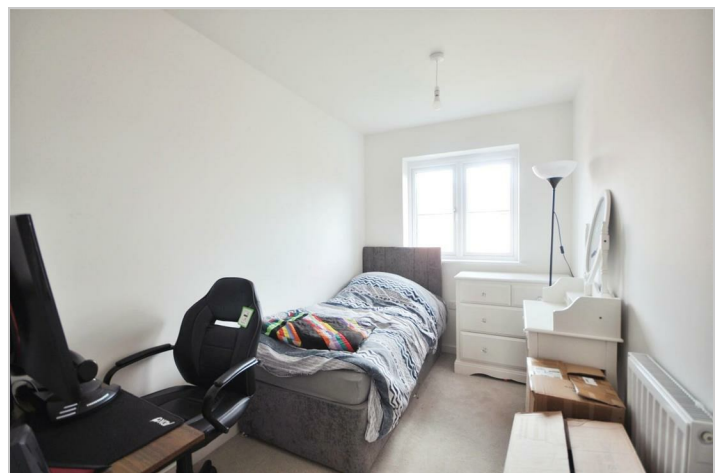
Step into luxury with this immaculate detached property for sale, offering a perfect blend of modern living and comfort. Boasting a commanding position, this new build home features a spacious open-plan design that is ideal for families and couples alike.

This stunning property includes two separate reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen with a kitchen island and modern appliances is bathed in natural light, creating a welcoming atmosphere for cooking and dining.

The property comprises four bedrooms, each offering unique features. The master bedroom comes complete with an en-suite bathroom and built-in wardrobes, while the other double bedrooms boast plenty of natural light. A compact fourth bedroom provides flexibility for use as a home office or nursery.

With two large bathrooms featuring rain showers and heated towel rails, comfort is guaranteed throughout. Additionally, the property benefits from a garage, parking, utility cupboard, and an enclosed rear garden perfect for outdoor activities.

Located in a peaceful area with convenient access to public transport links, nearby schools, local amenities, parks, walking routes, and cycling routes, this property offers a lifestyle of convenience and tranquility.



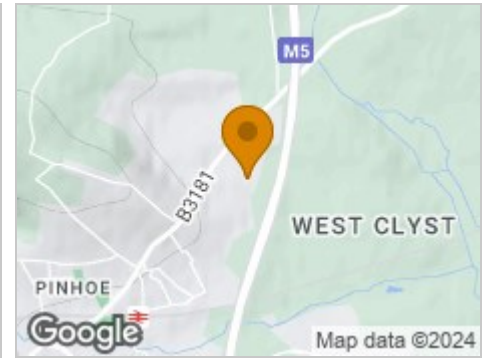
## Road Map



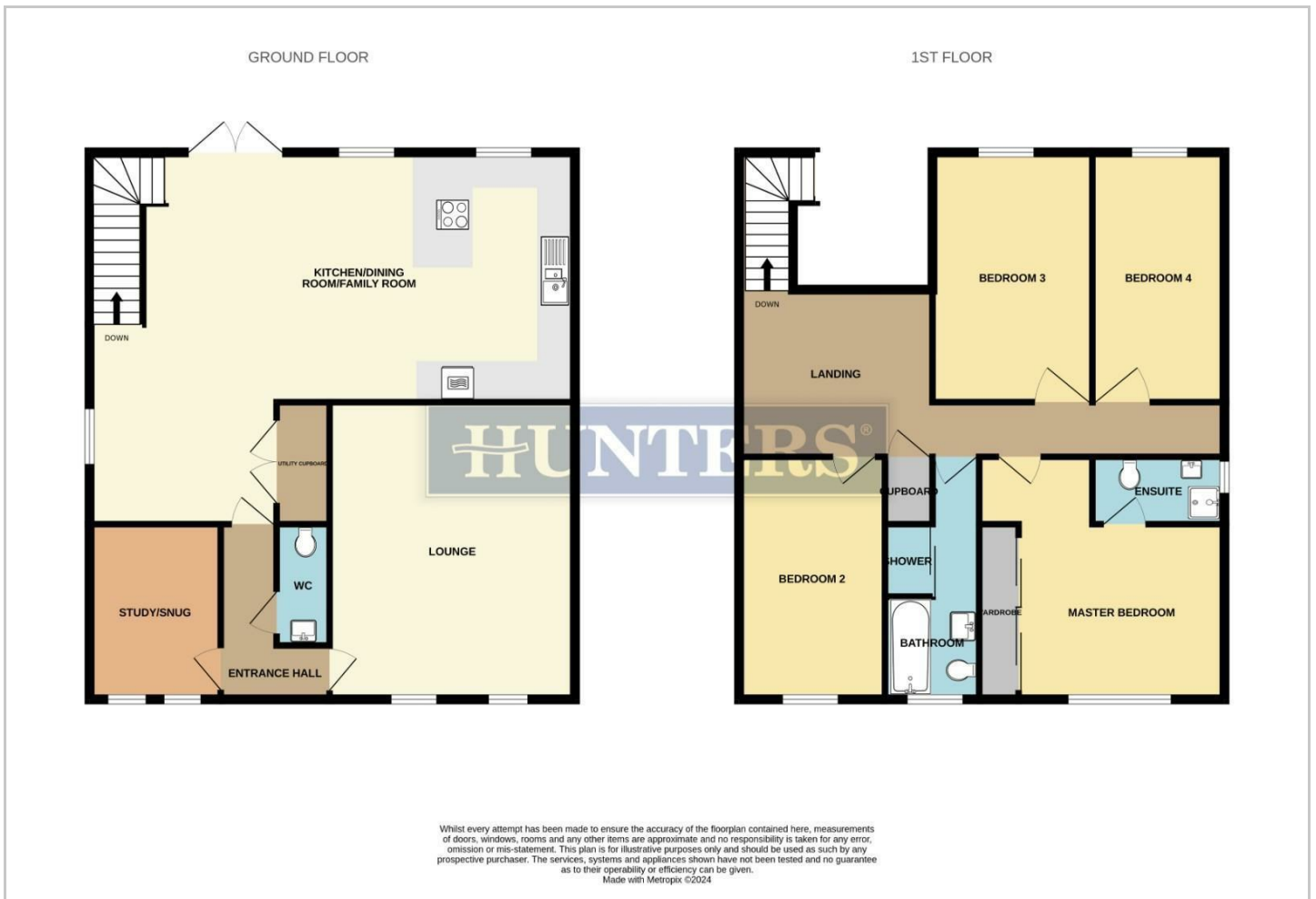
## Hybrid Map



## Terrain Map



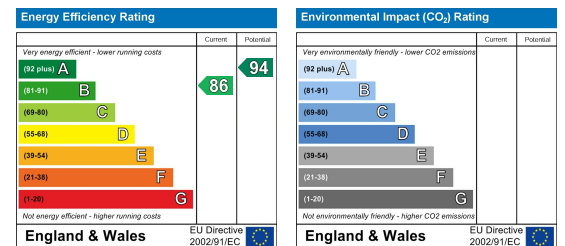
## Floor Plan



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.