

HUNTERS[®]

HERE TO GET *you* THERE



Channings Drive

Exeter, EX1 4AR

Asking Price £375,000



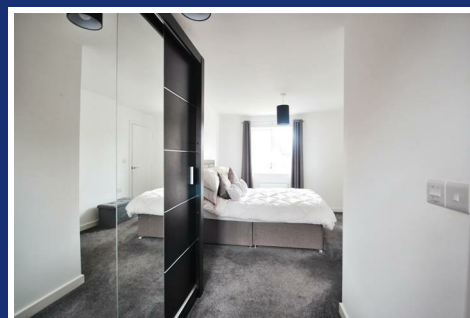
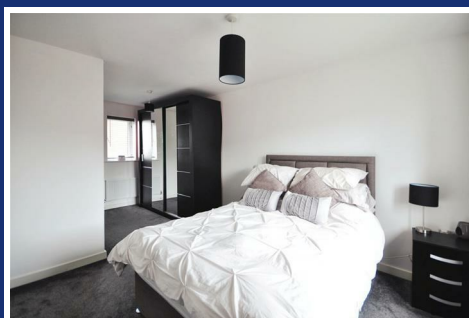
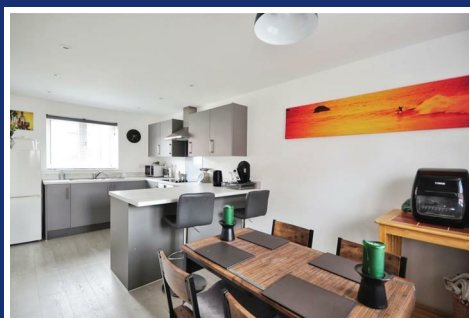
Council Tax: D



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Hallway

Doors to the kitchen/ diner and Lounge, stairs to the first floor.

Lounge

18'6" x 10'3" (5.64m x 3.14m)

Large window to the front aspect, radiator, patio doors open on to the rear garden.

Kitchen/ Diner

18'6" x 9'4" (5.64m x 2.87)

Window to the front aspect, window to the rear aspect, space for a dining table, breakfast bar, low and high level cupboards, roll top worksurfaces, integrated induction hob, extractor and oven, space for a fridge freezer and potentially a dish washer, door to the utility room, door to a large cupboard.

Utility

6'2" x 5'1" (1.89m x 1.56m)

Door to the rear garden, space for a washing machine and tumble dryer, door to the WC, roll top work surfaces and low level cupboard.

WC

3'2" x 4'7" (0.98m x 1.40m)

Low level WC and Hand basin.

Landing

Access to the loft space, doors to all three bedrooms and the family bathroom.

Master bedroom

18'5"(widest point) x 10'5" (5.63m(widest point) x 3.18m)

Window to the front and rear aspect, door to the En-suite, radiator.

En-suite

7'1" x 3'11" (2.18m x 1.20m)

Partially obscured window to the front aspect, walk in shower, low level WC, radiator and hand basin,

Family Bathroom

7'2" x 6'1" (2.20m x 1.87m)

Partially obscured window to the front aspect, bath, low level WC, radiator and hand basin.

Bedroom two

8'5" x 10'7" (2.57m x 3.23m)

Window to the front, radiator.

Bedroom three

7'6" x 9'3" (2.31m x 2.83m)

Window to the rear aspect, radiator.

Outside

To the front of the property there is an area laid with bark and planted with mature shrubs, there is also an area laid to lawn also planted with mature shrubs, there is a path that leads to the pedestrian path which gives access to the driveway related to this property which then takes you to the up and over garage door that benefits from electric and lighting.

To the rear of the property the garden is a very good size and fully enclosed, there are several seating areas for entertaining, there is a good sized area laid to lawn surrounded by mature sleepers and borders planted with mature shrubs, there is a lovely area that has been nurtured into a wild garden as well, this garden really is deceptively large.

Presenting an exquisite detached property listed for sale, showcasing immaculate condition and an attractive EPC rating of 'B'. This splendid home, with its unique features such as a garage, private parking and a beautifully maintained garden, is ideally suited for families and couples alike.

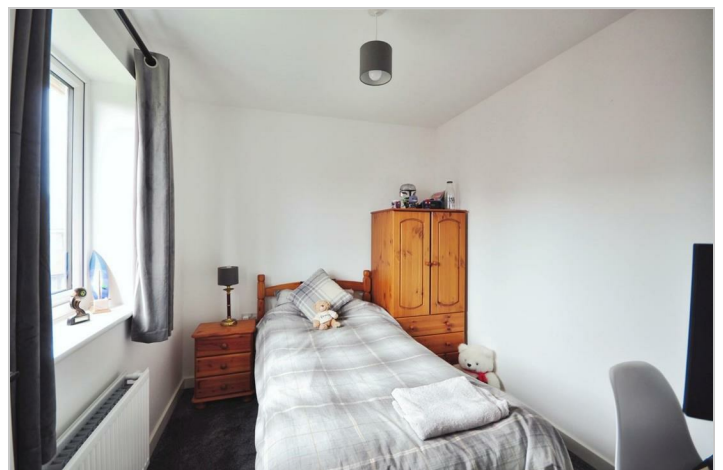
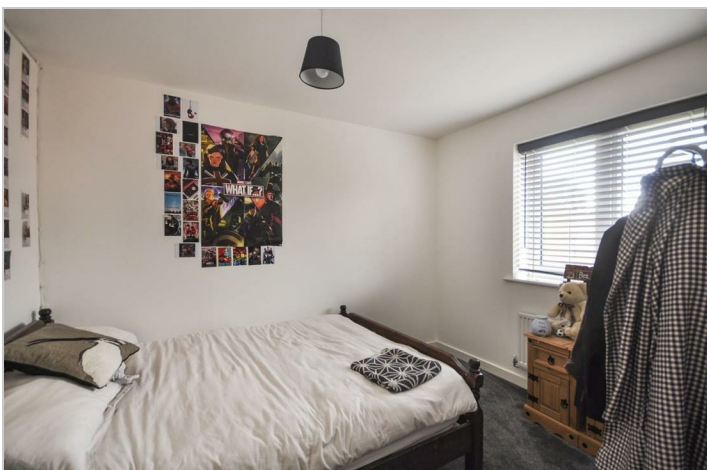
The property features a single modern and bright reception room, resplendent with large windows offering stunning views of the garden, and direct access to it, setting the perfect scene for relaxation or entertaining guests. The heart of the home is a roomy open-plan kitchen, fitted with modern appliances, built-in pantries, and a dedicated utility room. It also boasts an abundance of natural light and a spacious dining area, perfect for family meals or hosting dinner parties.

The residence offers three generous bedrooms. The master bedroom is a spacious haven, complete with an en-suite bathroom and ample natural light. The other two bedrooms are comfortable doubles, with one being especially spacious and bright. Each bedroom is designed to be a personal retreat, promising rest, relaxation and tranquillity.

Two bathrooms complement the property, both fitted with radiators and modern fixtures, adding a touch of luxury and convenience.

In conclusion, this home embodies a blend of elegance, convenience and modern living. Whether you are a family seeking a place to make lasting memories, or a couple in search of a serene and spacious home, this property could be your dream come true.

Buyers note, there is the potential to purchase some of the beautiful soft furnishings including the lovely wardrobe in the master bedroom, further information on request.



Road Map



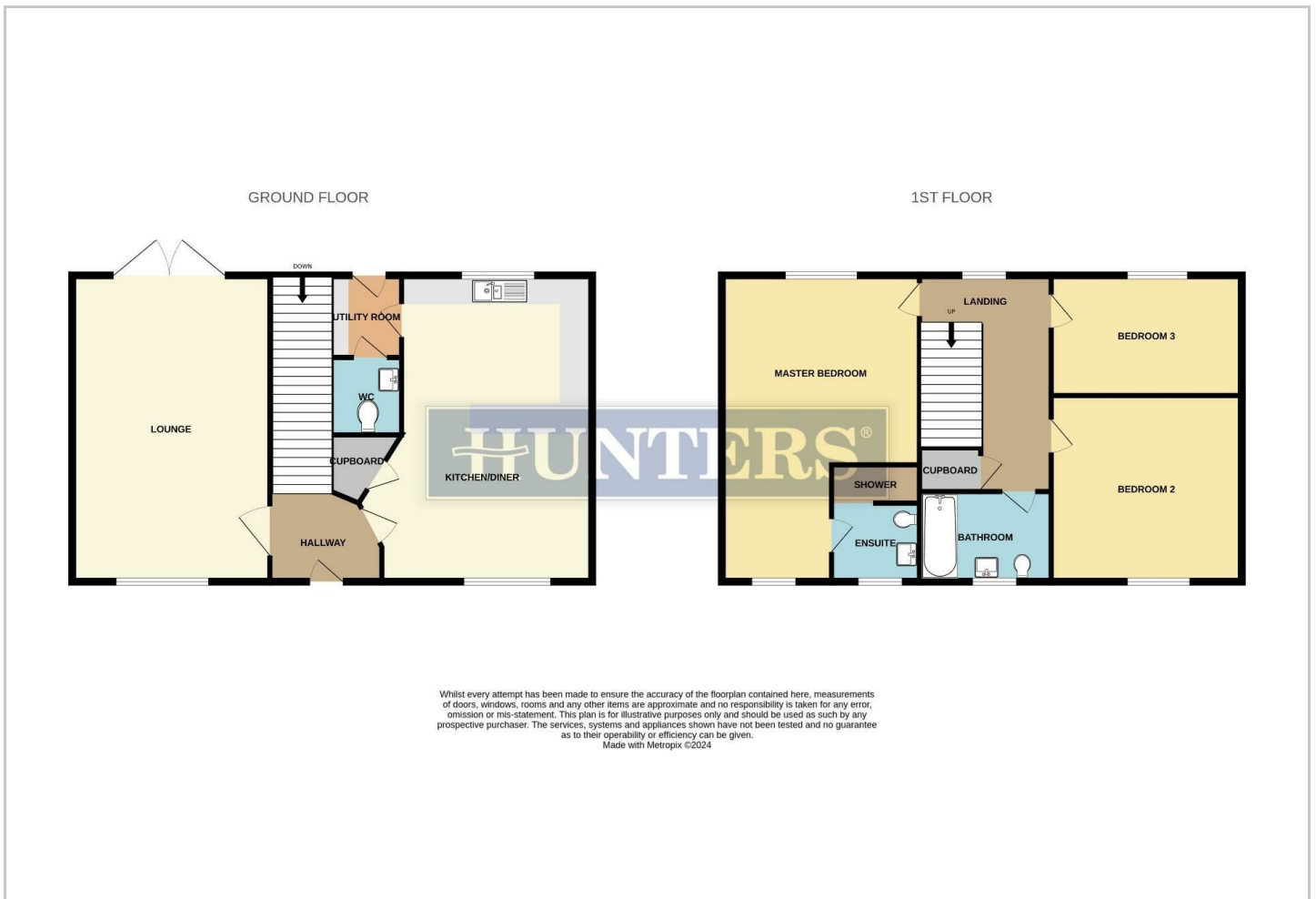
Hybrid Map



Terrain Map



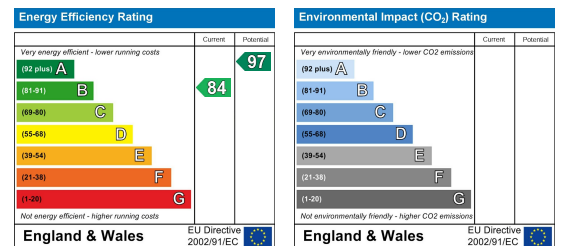
Floor Plan



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.