

HUNTERS[®]

HERE TO GET *you* THERE



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Polsloe Road

Exeter, EX1 2EA

£725,000



Council Tax: D



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Porch

Opening to the hallway

Hallway

Stairs to the first floor, doors to the formal lounge/ study, lounge area, kitchen/ dining/ family area and understairs cupboard, radiator.

Lounge space

19'1" x 11'10" (5.84m x 3.62m)

Large window to the front aspect, radiator.

Kitchen/ dining/ family space

21'9" x 23'5" (6.64m x 7.15m)

Huge bifold doors to the rear garden, bringing the outside in, stunning new, state of the art kitchen with very appliance you could need, stunning quartz worktops, beautiful high gloss, low and high level cupboards, substantial island providing a space for the whole family to eat and chat, space for a large dining table, door to the utility/ WC, radiator, two eye level ovens, large induction hob, built in dish washer and fridge/ freezer, one and a half bowl sink and drainer, opening to the lounge area.

Utility

5'10" x 8'3" (1.79m x 2.52m)

Single bowl sink and drainer, low level WC, space for a washing machine and tumble dryer, roll top work surface, high and low level cupboards.

Study/ snug/ formal living room

11'9" x 11'10" (3.60m x 3.62)

Large window to the front aspect, radiator.

Landing

Doors to all bedrooms, the family bathroom and airing cupboard.

Master bedroom

11'0" x 11'10" (3.36m x 3.62m)

Door to the ensuite, window to the front aspect, radiator.

En-suite

6'8" x 3'10" (2.05m x 1.18m)

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

Bedroom two

8'0" x 6'11" (2.44m x 2.12)

Two windows to the rear aspect, sliding door to the ensuite, radiator.

En-suite

6'8" x 3'10" (2.05m x 1.18m)

Walk in shower, low level WC, hand basin, heated towel rail.

Bedroom three

11'9" x 11'9" (3.59m x 3.60m)

Window to the front aspect, radiator.

Bedroom four

9'4" x 11'6" (2.85m x 3.51m)

Window to the rear aspect, radiator.

Bathroom

8'0" x 6'11" (2.44m x 2.12m)

Beautiful large stand alone roll top bath ready for that lavish long soak, vanity unit housing double sinks and mirrors, low level WC, heated towel rail, window to the side aspect.

Outside

To the front of the property the house is set back

from the road and features an enclosed garden, there is an area laid to lawn, there is a boarder formed from a brick wall with mature shrubs, there is a pathway leading to the front door of the property, there is a pathway that leads to a gate giving access to a passageway in turn leading to the rear garden. To the rear of the property the property benefits from a hard standing area which gives parking for multiple cars, there is an area laid to lawn plus a good sized patio area surrounded by mature shrubs, the garden is fully enclosed accessed by gates at the rear.

- Immaculate semi-detached property
- Four generously sized bedrooms
- Two en-suite bathrooms
- Three spacious reception rooms
- Stand-alone bath, double sinks
- Huge bifold doors
- High-end renovation throughout
- Nearby schools and amenities
- Excellent public transport links
- Parking available

Nestled in the charming Polsloe Road of Exeter, this semi-detached house is a true gem waiting to be discovered. Boasting four spacious bedrooms, including two en-suites and a family bathroom, this property is perfect for a growing family or those who love to entertain guests.

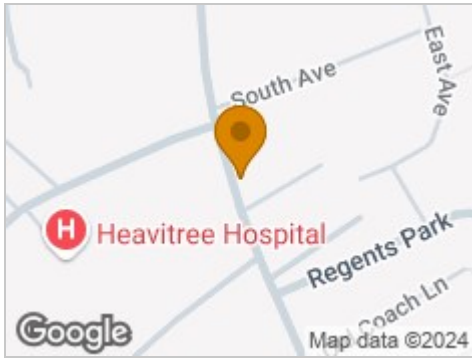
The highlight of this home is the stunning open plan kitchen, dining, and living space, illuminated by huge bifold doors that seamlessly blend the indoors with the outdoors. The modern state-of-the-art renovation is evident throughout, with a high-end finish that exudes luxury and sophistication.

From the moment you step inside, you'll be greeted by a beautifully light and airy ambience that flows effortlessly from room to room. Whether you're relaxing in the living area or preparing a meal in the sleek kitchen, every corner of this house radiates style and comfort.

If you're in search of a property that offers both elegance and practicality, look no further. This house on Polsloe Road is a rare find that promises a lifestyle of modern convenience and timeless beauty.



Road Map



Hybrid Map



Terrain Map



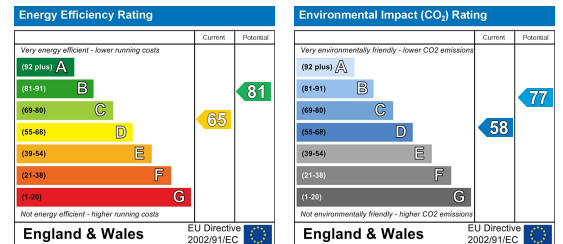
Floor Plan



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.