

# HUNTERS®





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## Ellacott Road

Matford, EX2 0AQ

Offers In The Region Of £400,000

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Council Tax: D



# 40 Ellacott Road

Matford, EX2 0AQ

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## Hallway

Doors to the study/ snug, WC, Kitchen/ diner, understairs storage and stairs to the first floor.

## Study/ Snug

8'4" x 7'0" (2.55m x 2.14m)

Window to the front aspect, radiator

## WC

5'4" x 8'4" (1.63m x 2.56m )

Partially obscured window to the side aspect, low level WC, hand basin, radiator.

## Kitchen/ diner

14'4" x 15'7" (4.37m x 4.75m )

Patio doors to the rear garden, window to the rear aspect, space for a dining table and potentially a sofa/ chairs, the kitchen space is modern and sleek and benefits from low and high level cupboards, roll top worksurfaces, one and a half bow sink and drainer, built in fridge freezer, dish washer, washing machine and gas hob, extractor and oven, door to the understairs cupboard, radiator.

## Landing

Doors to the lounge/ bedroom four, bedroom three and the family bathroom, stairs to the second floor.

## Lounge/ Bedroom 4

15'6" x 11'5" (4.74m x 3.49m)

Large window to the rear aspect, radiator.

## Bathroom

6'11" x 6'4" (2.13m x 1.94m )

Partially obscured window to the side aspect, low level WC, hand basin, bath with shower over, heated towel rail.

## Bedroom 3

15'5" x 8'5" (4.71m x 2.59m)

Large window to the front aspect, radiator.

## Landing

Stairs to the second floor, doors to the master bedroom and bedroom two.

## Master bedroom

11'5" x 15'5" (3.48m x 4.72m )

Large window to the rear aspect, radiator, door to the en-suite.

## En-suite

6'5" x 6'10" (1.97m x 2.10m )

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

## Bedroom 2

8'5" x 15'6" (2.58m x 4.74m )

Large window to the front aspect, radiator.

## Outside

To the front of the property is a small garden with mature shrubs, surrounded by an ornate metal fence with a pathway to the front door and a gate allowing access to the public pathway, there is a driveway giving parking for multiple cars, which intern gives access to the garage, which has electric and lighting.

To the rear of the property is good sized fully enclosed garden, which is south facing, there is a large area laid to lawn, a patio area for entertaining and a gate giving access to the driveway and intern the garage.

Tel: 01392 340130



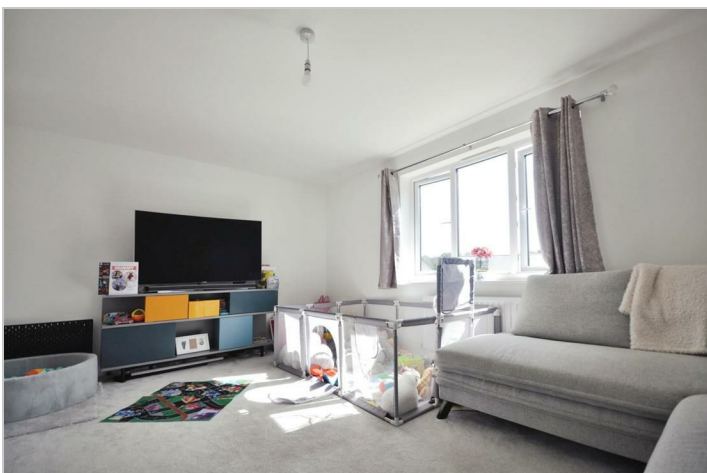
Nestled in the charming Ellacott Road of Matford, this stunning new build house is a true gem waiting to be discovered. Boasting two reception rooms, three/ four bedrooms, and three bathrooms, this property offers a perfect blend of comfort and style.

As you step inside, you'll be greeted by a high-spec, modern interior that is sure to impress even the most discerning buyer. The spacious 1,270 sq ft layout provides ample space for both relaxation and entertainment, with a study/snug offering a quiet retreat for work or leisure.

The property features outstanding views and a south-facing garden, (which is potentially the biggest garden on the whole estate), allowing you to bask in natural light and enjoy the beauty of the surroundings. With the option for three to four bedrooms, there is flexibility to adapt the space to suit your needs, whether it be for a growing family or hosting guests.

The large kitchen/dining space is perfect for culinary enthusiasts and those who love to entertain, while the garage and off-road parking ensure convenience for modern living. The good-sized rear garden is ideal for outdoor gatherings or simply unwinding after a long day.

Located in a sought-after area, this property offers not just a house, but a lifestyle. With good-sized rooms and a contemporary design, this home is a rare find that combines comfort, style, and functionality seamlessly. Don't miss the opportunity to make this house your home and experience the best of British living in this desirable location.



## Road Map



## Hybrid Map



## Terrain Map



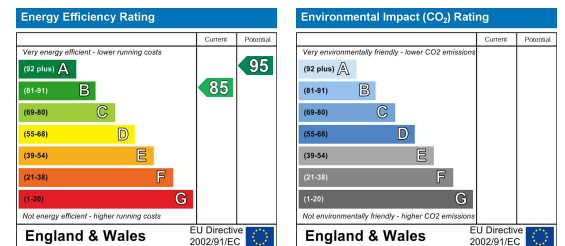
## Floor Plan



## 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.