



naomi j ryan
estate agents



Detached



Bedrooms: 5



Bathrooms: 2



Receptions: 2



Gas Central Heating



Double Garage &
Private Driveway



Gardens to Front &
Rear



Council Tax Band: F

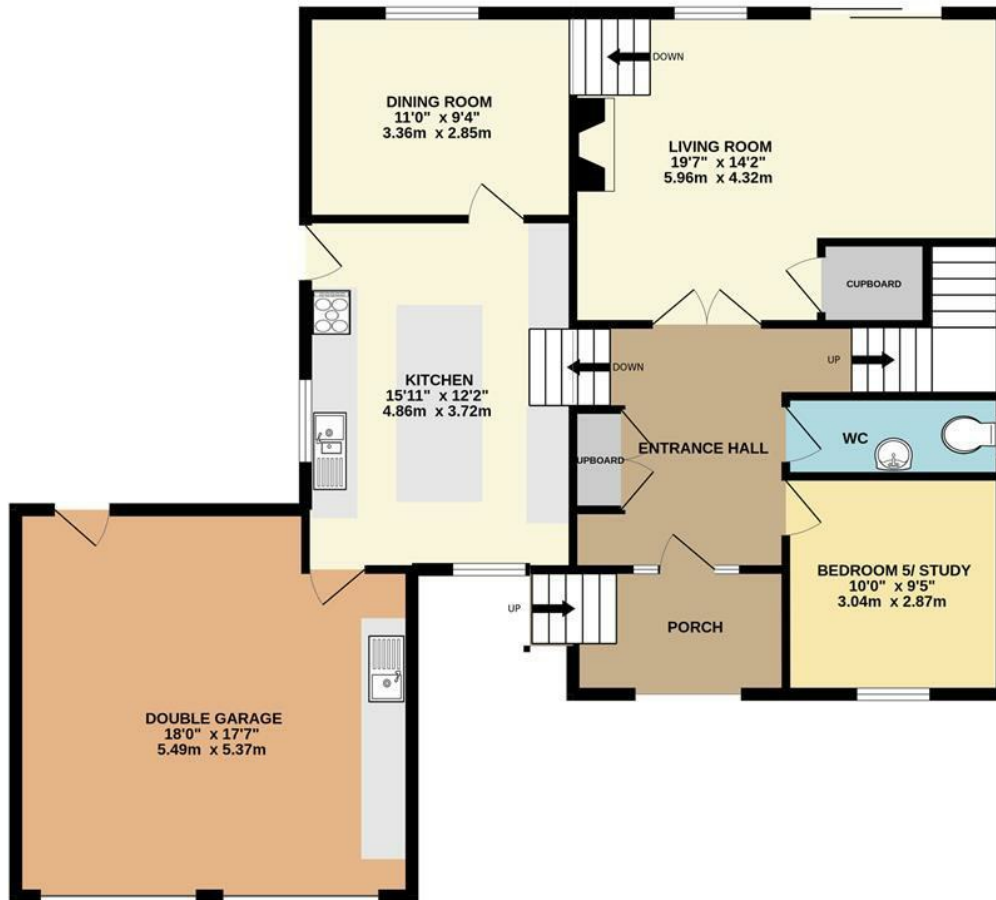
Guide: £600,000 Freehold

High Croft,

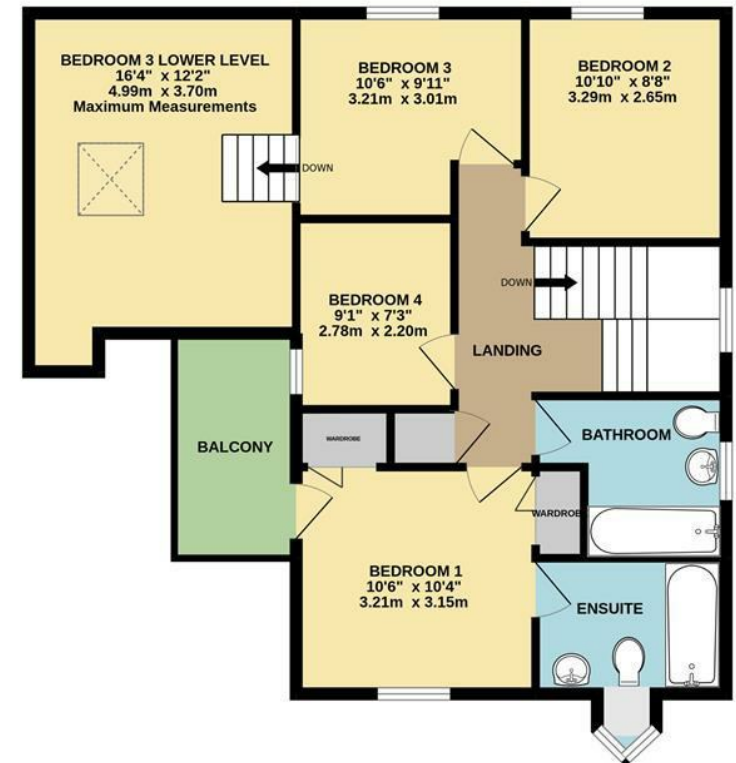
Duryard, Exeter, Devon, EX4 4JQ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A beautifully presented five-bedroom detached family home situated within the picturesque Duryard Valley just moments from the University Campus and within easy reach of Exeter City Centre. The property sits on a generous plot with gardens to the front, side, and rear and is located on a private road within this highly sought-after area. The property also offers excellent access to Exeter St Davids Train Station.

This superb home offers split-level accommodation which creates a spacious feel throughout and offers great versatility. Approached via a covered entrance porch, the property has a spacious entrance hall and double doors opening through to the living. The living room has a delightful outlook over the rear garden and surrounding woodland. From the living room is access to the separate dining room which in turn gives access to the modern kitchen (also accessible from the entrance hall). The kitchen is a great feature of this property and is very much the hub of the house. The kitchen is fitted with a modern range of cream shaker units and a central island with oak worktop to the island, also providing use as a breakfast bar. There is a built-in Smeg double oven with five ring gas hob and filter hood over. The kitchen has direct access to the garden and double garage. A cloakroom is accessed from the hallway and there is a study/fifth bedroom also on this level.

To the first floor are four good-sized bedrooms and a modern bathroom. The first bedroom has two built-in wardrobes and its own private balcony which takes in superb rooftop views across the Duryard Valley. There is also a spacious ensuite bathroom. Bedroom two is a double bedroom and overlooks the rear garden. The third bedroom is a split-level room with views over the rear garden, and a versatile lower level which provides great space for use as a games room/study space. At half landing level is a feature picture window overlooking the side area of garden.

OUTSIDE

The property has established gardens to the front, side and rear with the house occupying a generous corner plot. The rear garden is laid mostly to lawn and has mature borders planted with established shrubs and plants. A paved patio area provides a pleasant seating area with a delightful outlook across the garden and woodland beyond. To the top of the garden is an area previously used for growing vegetables and could easily be repurposed for this use once again. A pathway and gate provide access to the private driveway which provides additional off-road parking in front of the double garage. The front and side gardens are again laid to lawn, the side area with established ornamental and fruit trees, with wildlife often spotted here (an area also overlooked by the picture window on the half landing up to the first floor).

AGENTS NOTE

The owners pay an annual fee of £195 towards the upkeep of the shared open spaces within the Duryard Trust area.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



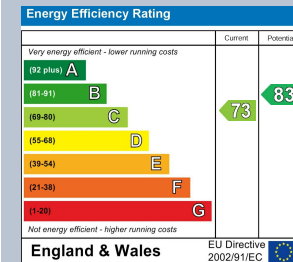
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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