



West of 

Crockwells Close
Exminster £450,000

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A rare opportunity to purchase a beautifully presented three bedroom extended semi detached house situated on a large corner plot with a large rear garden. This lovely property features; a lovely living room with large picture window and a wonderful open plan living/dining/family room leading through to a utility and downstairs cloakroom. On the first floor are three good sized bedrooms and bathroom. A real feature of the property is the large rear garden that spreads around from the side to the rear offering continual sunshine - with a composite decked sun terrace and further raised paved patio. The property also benefits from a useful additional room offering a multitude of uses and accessed from the rear garden and to the front of the property is off road parking for up to three/four vehicles.

Attractive extended semi detached property | Three bedrooms | Light and spacious living room | Wonderful open plan living/dining/family room | Utility area | Downstair cloakroom | Modern bathroom | Additional multi-use room accessed from garden | Driveway parking three/four vehicles | Large rear garden with south/westerly aspect

PROPERTY DETAILS:

APPROACH

Four steps lead up to a covered entrance with Upvc glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious traditional style hallway with Upvc double glazed windows to front aspect with obscure glass. Quality oak flooring. Stairs to first floor. Radiator. Door to understair cupboard. Door to coat cupboard. Oak part glazed doors to living room and open plan living/dining/family room.

LIVING ROOM

15' 7" x 10' 9" (4.75m x 3.28m) (max) Lovely light and spacious room with large Upvc double glazed picture window to front aspect. Radiator. Feature fireplace with polished stone mantle and hearth, and fitted gas coal effect fire. TV and telephone points.

OPEN PLAN LIVING/DINING/FAMILY ROOM

31' 4" x 11' 7" (9.55m x 3.53m) (max) Wonderful open plan room featuring;

FAMILY ROOM

Spacious family room area with feature bay window and Upvc double glazed windows offering outlook over the garden. Quality oak flooring. TV point. Leading through to;

DINING ROOM AREA

Further spacious dining room area with plenty of space for large dining table and chairs. Matching quality oak floor. Upvc double glazed french doors opening onto the garden. Vertical modern radiator. Recess spotlights. Recess spotlights. Leading through to;



KITCHEN/BREAKFAST ROOM AREA

Attractive kitchen area with two Upvc double glazed windows to rear aspect with outlook over the garden. Modern fitted kitchen with excellent range of base, wall and drawer units in a high gloss cream finish. Wood effect worktop with matching upstand and inset acrylic sink with mixer tap. Matching breakfast bar area. Quality NEFF integral appliances featuring; electric double oven, 5 ring induction hob with glass splash panel and large stainless steel extractor hood over, fridge/freezer, and dishwasher. Modern vertical radiator. Recess spotlights. Concealed worktop lighting. Opening through to;

UTILITY ROOM

6' 5" x 5' 0" (1.96m x 1.52m) Useful utility room with matching wall units in high gloss cream finish and matching wood effect worktop with upstand, and space and plumbing under for washing machine and dryer. Matching quality oak flooring. Recess spotlights. Upvc part glazed door to garden. Oak door to cloakroom.

CLOAKROOM

6' 2" x 2' 7" (1.88m x 0.79m) Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under. Extractor fan. Recess spotlights. Matching quality oak flooring.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing with Upvc double glazed window to side aspect with lovely outlook over the village and surrounding countryside. Hatch with pull-down ladder to part boarded loft space. Oak doors to bedrooms and bathroom.

BEDROOM 1

12' 2" x 10' 7" (3.71m x 3.23m) (max) Light and spacious double bedroom with large Upvc double glazed window to front aspect. Radiator. TV point. Range of quality fitted wardrobes complete with hanging rails and shelving.

BEDROOM 2

10' 5" x 9' 4" (3.18m x 2.84m) Further spacious double bedroom with large Upvc double glazed window to rear aspect with outlook over the gardens. Radiator. Door to airing cupboard complete with shelving.

BEDROOM 3

8' 5" x 7' 1" (2.57m x 2.16m) (max) Good sized bedroom with Upvc double glazed window to front aspect. Radiator.

BATHROOM

6' 1" x 6' 0" (1.85m x 1.83m) Upvc double glazed window to rear aspect with obscure glass. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and bath with tiled surround, glass screen and electric shower over. Extractor fan. Fully tiled walls. Tile effect laminate floor. Ladder style radiator.

OUTSIDE

FRONT

Open front garden area with raised bed stocked with a variety of mature plants and shrubs, and lawned area. Large sweeping driveway offering parking for up to three/four vehicles. Gate to garden.

REAR GARDEN

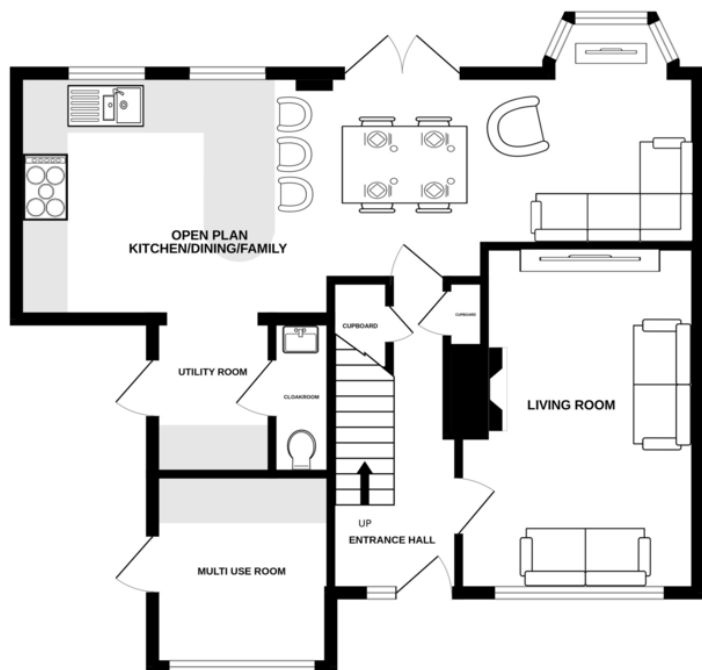
A real feature of the property is the wonderful sized garden that wraps around the side and rear of the property offering a lovely south/westerly aspect. The garden features; a superb composite decked sun terrace leading off from the rear of the property and a further raised paved patio adjoining the side of the property both leading onto an expanse of lawn edged with mature plants and shrubs. Outside tap.

AGENTS NOTES:

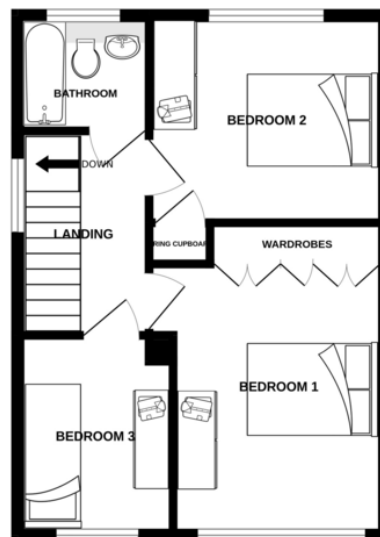
The property is Freehold
Council Tax Band: C - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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