



West of 

Willsdown Road  
Alphington £485,000



# Willsdown Road

## Alphington £485,000

A beautifully presented semi-detached house set on a generous corner plot in the highly desirable area of Alphington, on the south-western edge of Exeter. This spacious home which has been extensively modified offers four generous bedrooms, a modern ground floor shower room, and a stylish first floor bathroom. The heart of the home is a stunning open-plan kitchen/dining/family room featuring a high-spec System 6 kitchen with excellent storage and a superb central island—ideal for modern family living and entertaining. Outside, enjoy a beautifully maintained south-westerly facing garden with plenty of space to relax or entertain. Located in a quiet residential area with easy access to local schools, shops, and transport links, this property is perfect for families or anyone looking for space, style, and location.

Attractive semi detached house | Four generous sized bedrooms | Stylish Open-Plan kitchen/dining/family room with wonderful modern System 6 kitchen | Modern Bathrooms - ground floor shower room and first floor bathroom | Generous Corner Plot | Beautifully Landscaped South/Westerly facing Garden | Single garage | Off road parking | Beautifully presented | Viewing highly recommended

### PROPERTY DETAILS:

#### APPROACH

Covered entrance canopy. Modern composite front door to entrance hallway. Outside light.

#### ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Modern vertical radiator. Door to storage cupboard housing wall mounted gas combi boiler. Doors to living room, kitchen and shower room.

#### LIVING ROOM

24' 3" x 11' 4" (7.39m x 3.45m) (max) Light and spacious double aspect room with large curved Upvc double glazed bay window to front aspect and Upvc double glazed french doors to the rear garden. Feature fireplace with polished granite mantle and hearth, and Victorian moulded cast iron effect inset with coal effect gas fire. Wall lighting. Dado rail and coving. TV and telephone points. Radiator.

#### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

24' 8" x 15' 6" (7.52m x 4.72m) (max) Wonderful light and airy open plan room featuring:

#### KITCHEN/FAMILY ROOM AREA

17' 7" x 15' 6" (5.36m x 4.72m) (max) Superb living space with modern System 6 kitchen offering an array of storage including, base, larder and drawer units in a dark grey finish. Polished granite worktops with matching upstands, inset Blanco stainless steel sink with carved drainer. Integral twin NEFF eye level electric ovens with "slide and hide" doors, plus large NEFF induction hob and modern NEFF chimney cooker hood. Integral BOSCH washing machine, dishwasher, fridge and freezer. Matching island with further storage under and polished granite worktop with breakfast bar seating. Recessed spotlights. Modern vertical radiator. Two Velux ceiling windows with rain sensors. Opening through to the.....





#### DINING ROOM AREA

8' 7" x 8' 2" (2.62m x 2.49m) Good sized dining room with ample room for large table and chairs with Upvc double glazed window to the rear with outlook over the garden. Radiator. Recess spotlights. TV point. Door to understair storage cupboard.

#### SHOWER ROOM

6' 7" x 6' 3" (2.01m x 1.91m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass door to large shower enclosure with mixer shower - large fixed shower head and further handset. Part tiled walls. Modern radiator. Tiled floor. Recess spotlights.

#### FIRST FLOOR

##### STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Doors to bedrooms and bathroom.

##### BEDROOM 1

14' 8" x 11' 9" (4.47m x 3.58m) (max - plus wardrobes) Wonderful spacious master bedroom with two Upvc double glazed windows to front aspect. Radiator. Built-in twin double wardrobes. Radiator. TV point. Door to useful over stair airing cupboard complete with shelf.

##### BEDROOM 2

11' 9" x 10' 0" (3.58m x 3.05m) (plus deep door recess) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator.

##### BEDROOM 3

10' 4" x 8' 5" (3.15m x 2.57m) Double bedroom with Upvc double glazed window to rear aspect with outlook over the garden. Radiator.

##### BEDROOM 4

12' 2" (narrowing to 6'1) x 10' 2" (3.71m x 3.1m) Good sized L shape bedroom with Upvc double glazed window to rear aspect. Radiator.

#### BATHROOM

5' 8" x 5' 8" (1.73m x 1.73m) Upvc double glazed window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and bath with tiled surround, glass shower screen and mixer shower with large fixed shower head and additional handset. Fully tiled walls. Recess spotlights. Chrome ladder style radiator.

#### OUTSIDE

##### FRONT

Gate leading to enclosed walled front garden laid to gravel with step stone path to front door.

##### REAR GARDEN

A standout feature of this property is the generously sized south/westerly facing level rear garden, beautifully landscaped by the current owners creating a wonderful area for outdoor entertaining. It includes a spacious paved patio that extends across the back of the house and wraps around the garage, with double gates providing access to the rear - offering potential for use as a off-road hardstanding for additional parking. Beyond the patio lies a large lawned area, bordered by well-stocked beds filled with mature plants and shrubs. To the side, a gravelled section provides useful space for storage. The garden also benefits from an outdoor tap for added convenience.

#### GARAGE

17' 5" x 8' 2" (5.31m x 2.49m) Up and over door to single garage with light and power. Upvc double glazed window to side and Upvc part glazed door to garden.

#### PARKING

Off road parking available in front of the double gates/garage for one vehicle.

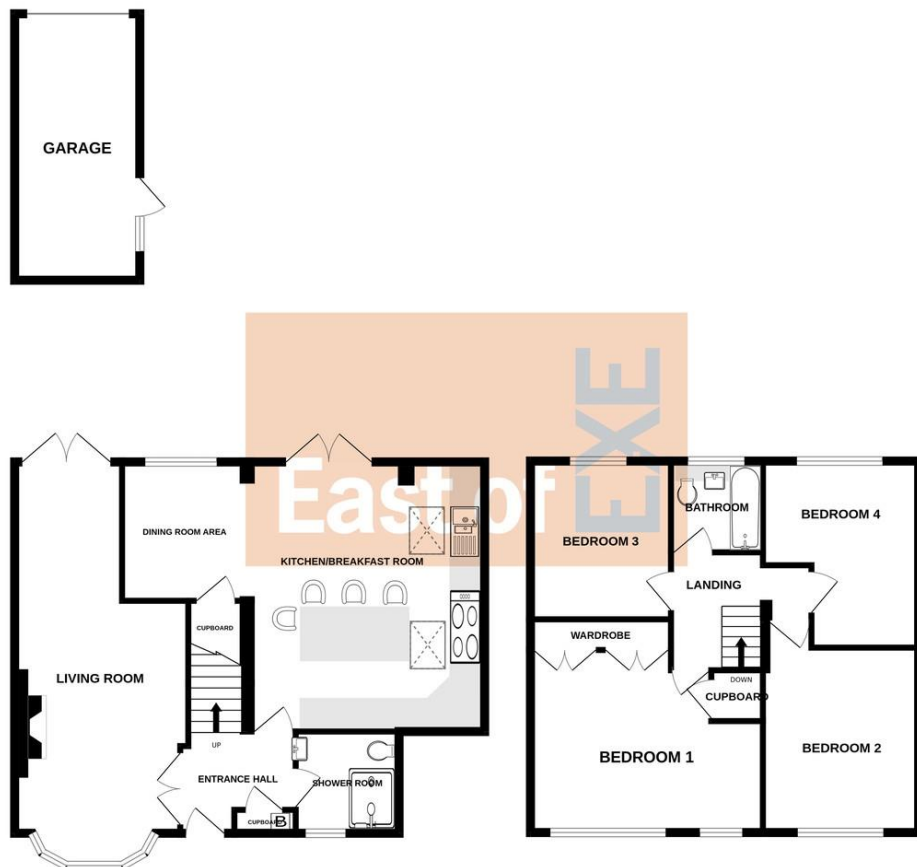
#### AGENTS NOTES

The property is Freehold  
Council Tax Band: C - Exeter City Council



GROUND FLOOR

1ST FLOOR



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

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