

# 3 Secmaton Gardens, Secmaton Lane, EX7 0FR



Located off an exclusive private driveway serving just four properties, this stunning four-bedroom detached home offers spacious, high-quality accommodation with meticulous attention to detail. Set on a generous plot with a beautifully maintained rear garden and an extensive front driveway, the property combines modern living with elegant design in a peaceful residential setting.

FREEHOLD, COUNCIL TAX BAND - G, EPC - B.

OIEO £650,000

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**FRASER & WHEELER**

### **ENTRANCE HALL**

A bright and welcoming hallway with modern tiled flooring, oak and glass balustrade staircase, and ample space for furniture. The area sets a stylish tone for the rest of the house.

### **STUDY**

Positioned at the front of the property, this flexible space benefits from a large window overlooking the front garden, making it ideal as a study or snug.

### **CLOAKROOM**

A conveniently located downstairs WC fitted with modern sanitaryware and neutral tiling.

### **UTILITY ROOM**

Spacious and practical, with room for laundry appliances, additional storage units, and direct access to the side of the property and garage.

### **KITCHEN/SITTING/DINING ROOM**

The heart of the home is this impressive open-plan space:

**Kitchen Area** – Featuring soft blue shaker-style cabinetry, solid wood worktops, and top-spec integrated appliances including a double oven, induction hob, American-style fridge/freezer. A breakfast bar with seating and under-unit lighting enhances the contemporary yet homely design.

**Dining Area** – Positioned centrally, comfortably accommodating a large dining table with views and direct access to the garden via patio doors.

**Sitting Area** – A relaxed lounge zone with French doors opening onto the patio and lawn, allowing for seamless indoor-outdoor living. Decorated in neutral tones and featuring high-quality tiled flooring throughout.

### **LARGE GARAGE**

An attached LARGE garage with remote access door, internal lighting, and potential for conversion subject to planning.

### **FIRST FLOOR LANDING**

A spacious bright landing with storage cupboards and doors leading to:

### **BEDROOM 1 AND EN SUITE SHOWER ROOM**

A luxurious and generously sized main bedroom with dual aspect windows, neutral décor, fitted wardrobes, and a large en-suite shower room with skylight, walk-in shower, WC, and wash basin.

### **BEDROOM 2 AND EN SUITE SHOWER ROOM**

Double bedroom with garden views, fitted blinds, and access to a modern en-suite shower room.

### **BEDROOM 3**

Another well-proportioned double room featuring large window and plenty of floor space and fitted wardrobes to one wall.

### **BEDROOM 4**

Currently presented as a guest room or study space, bright and airy with rear garden outlook.

### **FAMILY BATHROOM**

Modern, tiled bathroom with bath and overhead shower, WC, and pedestal wash hand basin. Well-lit by a Velux roof window, providing excellent natural light.





### OUTSIDE

Rear Garden - Beautifully maintained and fully enclosed with timber fencing, this large garden features: An expansive lawn ideal for families or entertaining. A patio area accessible from the main living space.

A detached timber garden room that could serve as a home gym, workshop, or summerhouse plus further garden shed.

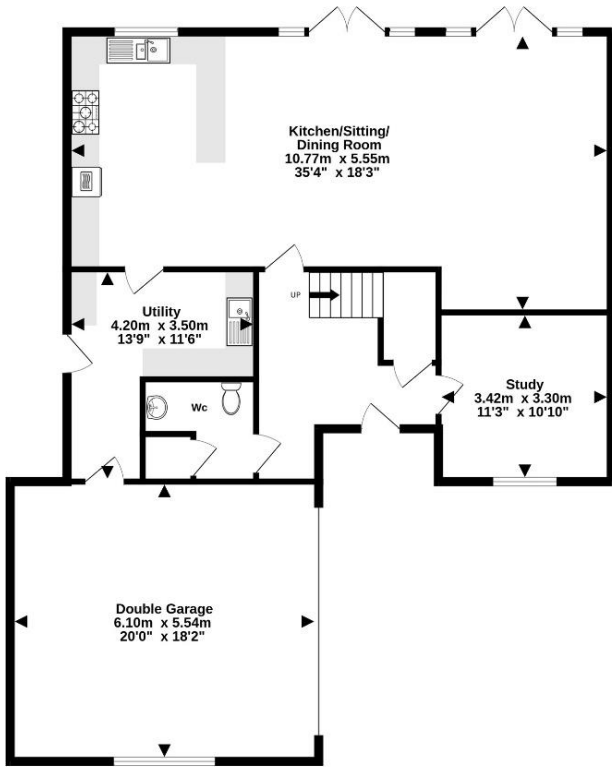
Front Driveway & Approach - The front of the house is accessed via a private, shared driveway for just 4 houses. There is a large private brick-paved drive offering parking for multiple vehicles and access to the garage. The property is framed by a lawn and timber fencing, enhancing curb appeal and privacy.

### AGENTS NOTE

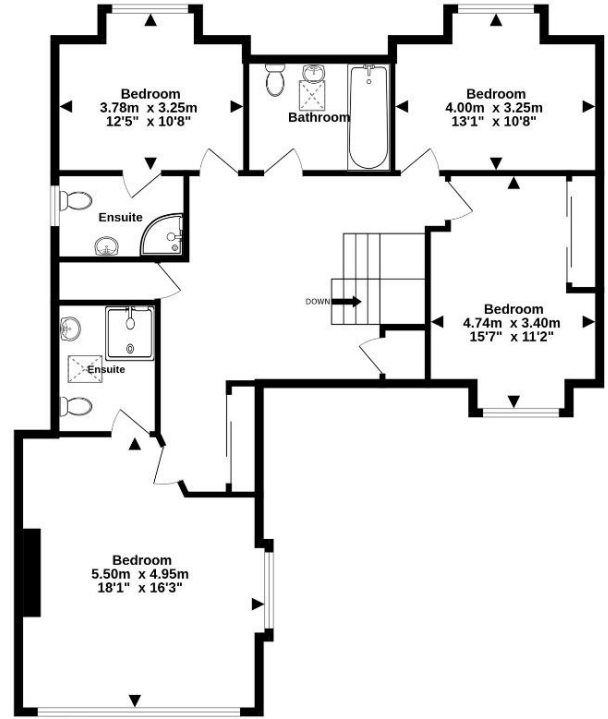
We are advised by the vendors that all blinds and floor coverings are included in the sale.



**Ground Floor**  
127.2 sq.m. (1369 sq.ft.) approx.



**1st Floor**  
105.5 sq.m. (1136 sq.ft.) approx.



**TOTAL FLOOR AREA : 232.7 sq.m. (2505 sq.ft.) approx.**

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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