



Ottery St Mary

Guide Price £595,000

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Sunnyhill is a mature cul-de-sac within this popular East Devon town. It is tucked away from the busy main streets, yet within easy walking distance of the town centre and all its excellent amenities. Ottery St Mary is home to the renowned Kings School and the surrounding countryside offers excellent walking facilities. The A30 dual carriageway is also within easy reach providing swift access to the Cathedral city of Exeter, M5 and the coast.

This modern spacious family home enjoys well-proportioned accommodation briefly comprising; reception hall with attractive oak effect flooring which continues into the impressive multi-aspect kitchen/breakfast room which is well equipped with a comprehensive range of contemporary cupboards and drawers at both base and eye level, whilst incorporating modern appliances including a Rangemaster oven and a dishwasher. There is plenty of room for a family-sized breakfast table and chairs and a cosy window seat creates a lovely environment for family and friends to cook, dine and socialise together. The spacious dual-aspect sitting room/dining room has a feature brick fireplace with an inset wood burner and a family room or large office concludes the ground floor.

On the first floor are four good sized bedrooms with the master benefitting from built-in wardrobes and an ensuite shower room fitted with a modern white suite. The family shower room is equally well-appointed. The house also benefits from uPVC double glazing throughout and a gas central heating system.

The property is approached via a substantial driveway providing off-road parking for several vehicles including space for boats, caravans etc and access to the detached double garage with light, power and a gardeners W.C. There is a large office/garden studio which is perfect for those working from home. The garden is another appealing feature and enjoys a surprising amount of privacy and seclusion for a central location. There is a large expanse of lawn allowing room for children to run and play and a feature garden pond. A decking area and garden pavilion enjoying a built-in pizza oven / BBQ is another wonderful area for family and friends to enjoy outdoor dining/entertaining in the summer months.





- A lovely well-presented family home
- Open plan sitting room / dining room with woodburner
- Four good size bedrooms
- Family shower room
- Mature large garden with a garden pavilion
- Contemporary kitchen / breakfast room
- Family room or large office
- Master with built in wardrobes and ensuite
- Detached double garage with W.C.
- Tucked away convenient location

