



Woolbrook Mead, Sidmouth, EX10 9XF

£725,000

4 2 2



This stunning home boasts beautifully presented, light and airy accommodation, situated in a desirable residential area on the edge of town, but within easy reach of the town's excellent amenities, including a variety of independent shops, cafes and bars, along with supermarkets and the beach. This traditional Regency town is charming, nestled in the East Devon coastline with major roads providing swift access to the Cathedral city of Exeter and the M5.

The property itself has been thoughtfully refurbished in recent years, creating the ultimate family home. The spacious accommodation briefly comprises; a reception hall with a cloakroom W.C leading a large office with bifold doors which take you directly onto the secluded patio which would also make a lovely ground floor bedroom or family room if required. The kitchen/dining room is most impressive and is the heart of the home with plenty of space for family and friends to cook, dine and socialise together. The kitchen area is well-appointed with contemporary gloss white fronted cupboards and drawers at both base and eye level, whilst incorporating quality appliances. The attractive solid oak worktops continue onto the central island, providing additional workspace and a breakfast bar, pleasing any keen cook. The dining area has another set of bi-fold doors leading onto the same patio with a hot tub. A utility room provides additional storage and appliance space. The spacious dual aspect sitting room has attractive flooring and a feature fireplace with an inset wood burner.

On the first floor are three double bedrooms, all enjoying pleasant outlooks. The master suite has a dressing room and a luxury en-suite shower room. The family bathroom is also fitted with a stylish suite and benefits from both a bath and a separate shower cubicle. This well-presented home benefits from double glazing throughout and a modern gas central heating system, with underfloor heating on the ground floor, creating an efficient home to run.

The house is approached via a substantial brick paved driveway, allowing plenty of room to park several vehicles. The gardens are another appealing feature with well-established flowerbeds bursting with a variety of specimen plants and shrubs, creating a range of colour and interest throughout the year. A large area of lawn allows plenty of room for children to run and play. The secluded south-facing patio is a real treat for outdoor dining/entertaining in the summer months with a wood burner/BBQ and hot tub with the Bifold doors perfectly combining home and garden.

In all, a superb, well-presented family home with lovely gardens that must be seen.

Directions: What3words///heat.store.when

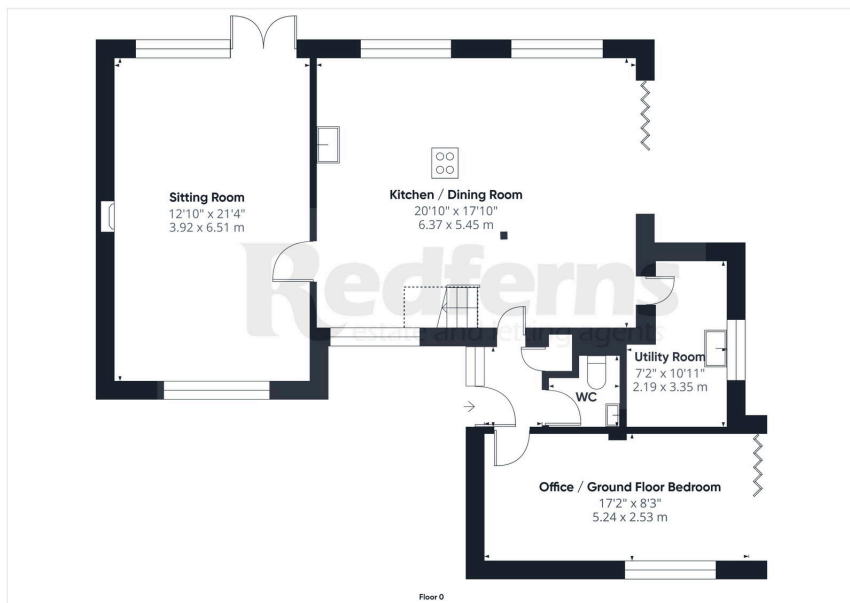
Services: All main services are connected

Outgoings: Council Tax Band F (as per Gov.UK Website at the date of first listing)

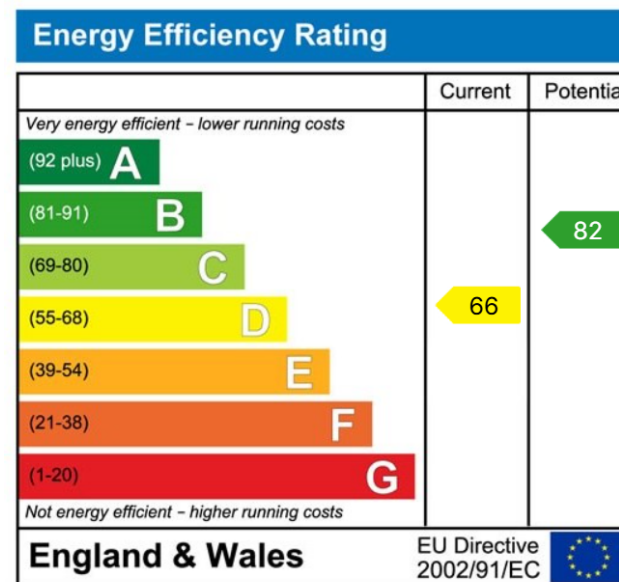
MOBILE AND BROADBAND COVERAGE Broadband is connected to this property. For specific checks, please use this link checker. [ofcom.org.uk](https://www.ofcom.gov.uk/broadband-checker/)

AGENTS NOTE Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as a passport or driving licence, proof of residence, a utility bill, council tax or official Inland Revenue correspondence





- Recently refurbished luxury home
- Large office or ground floor bedroom
- Spacious sitting room with wood burner
- Master suite with dressing room and ensuite
- Lovely gardens
- Reception hall with cloakroom W.C.
- Impressive Kitchen/dining room with Bifold doors
- Three double bedrooms
- Well appointed family bathroom
- No onward chain



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