

23 Knights Crescent, Clyst Heath, Exeter, EX2 7TG



A spacious modern detached family home occupying a highly desirable residential location providing good access to local amenities, popular schools and major link roads. Presented in good decorative order throughout. Four/five bedrooms. Ensuite shower room to master bedroom. Family bathroom.

Reception hall. Ground floor cloakroom. Sitting room. Modern kitchen/dining room. Family room/office/bedroom five. Gas central heating. uPVC double glazing. Private double width driveway.

Delightful enclosed rear garden enjoying westerly aspect. A great family home. Viewing highly recommended.

Offers in the Region of £475,000 Freehold DCX3120

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted front doors with door to lounge, kitchen/ dining room, cloakroom and study. Turning staircase to first floor landing, dado rail and radiator.

Kitchen/Dining room 25' 10" x 8' 5" (7.864m x 2.559m)

Front and rear aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink and a half with mixer tap and single drainer. Roll edge work surfaces, part tiled walls, integrated oven and hob with extractor fan above, integrated dishwasher and further appliance space. Large seating area, wood effect flooring, spotlighting and radiator. uPVC part frosted door leads to the side of the property.



Lounge 15' 9" x 11' 2" (4.794m x 3.416m)

Rear aspect uPVC double glazed window and uPVC double glazed French doors leading to the rear garden. Electric fireplace, television point, cove ceiling and radiator.



Study 13' 11" x 8' 1" (4.241m x 2.455m)

Front aspect uPVC double glazed window. Built in storage cupboards, further storage cupboard with wall mounted boiler, television point, cove ceiling and radiator.



Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC, wash hand basin with mixer tap and storage below and part tiled walls.

First Floor Landing

With doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Airing cupboard with slatted shelving and thermoplastic water tank. Access to loft void above, cove ceiling and dado rail.

Bedroom One 14' 2" x 9' 11" (4.318m x 3.016m)

Front aspect uPVC double glazed window. Wood laminate flooring, floor to ceiling wardrobes with hanging space and shelving and radiator. Door through to ensuite.



Ensuite

Side aspect frosted uPVC double glazed window. Fully enclosed shower cubicle, low level WC, Wash hand basin with storage below, part tiled walls, extractor fan and heated towel rail.



Bedroom Two 16' 6" x 8' 1" (5.026m x 2.466m)

Front aspect uPVC double glazed window. Built in wardrobe with hanging space and shelving and radiator.



Bedroom Three 9' 10" x 9' 6" (2.990m x 2.891m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in wardrobes with hanging space and shelving and radiator.



Bedroom Four 8' 1" x 7' 8" (2.458m x 2.339m)

Rear aspect uPVC double glazed window with view over the rear garden. Radiator.



Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising jacuzzi style bath with mixer tap and handheld shower above, low level WC, wash hand basin with mixer tap and storage below, tiled walls, extractor fan, tiled flooring and heated towel rail.



Rear Garden

Private enclosed rear garden by range of panelled fencing with paved seating area, further lawned area with shrubs borders and mature trees, wooden shed and outside tap. Access to the front of the property.



Front of the property

Off road parking for two vehicles and lawned area with pedestrian access to the front door.

