

## 52 Wrefords Close, Exeter, EX4 5AY



A spacious four bedroom detached family residence providing flexible accommodation with views over open countryside. Situated at the end of a quiet cul-de-sac with good access in and out of the City. With accommodation benefiting from entrance hall, cloakroom, lounge, dining room, breakfast room, kitchen, four separately approached first floor bedrooms, family bathroom, enclosed rear garden, off road parking.

**Offers in the Region of £399,950    Freehold    DCX02528**

# 52 Wrefords Close, Exeter, EX4 5AY

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via uPVC part frosted front door. With doors to cloakroom and inner hallway.

### Cloakroom

Front aspect frosted uPVC double glazed window. Low level WC. Wash hand basin. Cove ceiling.

### Inner Hallway

Doors to lounge, breakfast room and dining room. Turning staircase to the first floor landing. Wood effect flooring, understairs storage cupboard, dado rail, cove ceiling and radiator.

### Lounge 21' 2" x 10' 1" (6.457m x 3.065m)

Rear aspect uPVC sliding doors lead to the rear garden. Gas flame effect fireplace with wooden mantle and tiled surround. Television point. Dado rail, cove ceiling and radiator.



### Dining Room 13' 4" x 8' 6" (4.053m x 2.582m)

Front aspect uPVC double glazed window. Dado rail, cove ceiling and radiator.



### Breakfast Room 10' 8" x 9' 1" (3.247m x 2.770m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units. Wood effect flooring, cove ceiling and radiator. Archway through to the kitchen.



### Kitchen 12' 1" x 8' 0" (3.690m x 2.451m)

Side and rear aspect uPVC double glazed windows. Fitted range of eye and base level units with sink and a half with mixer tap. Roll edge work surfaces part tiled walls. Electric cooker point. Integrated fridge and freezer. Plumbing for washing machine and dishwasher. Tiled flooring, radiator and uPVC part frosted door leads to the side of the property.



## A furnished room, likely a home office or study. It features a wooden desk with drawers, a black office chair, and a large window with white curtains. A stationary bike is positioned near the window. A large brown rug is on the floor.



Rear aspect frosted uPVC double glazed window. Three piece white suite comprising shower cubicle with Titran shower. Low level WC, pedestal wash hand basin with mixer tap. Heated towel rail.



### Rear Garden

Private enclosed rear garden mainly laid to lawn with shrub borders and large paved seating area. Greenhouse, further wooden shed. Gated side access.



### Front of the property

Low maintenance front garden with shingle area, mature trees and shrub borders. Off road parking for

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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