

## 8 Apple Farm Grange, Clyst Heath, Exeter, EX2 7TH



Set within a desirable cul de sac, this beautifully presented four-bedroom detached family home offers generous accommodation, perfectly suited to modern family living. Situated in an ideal location with excellent transport routes and close to schools and shops. The property opens into a welcoming entrance hall, complemented by a convenient downstairs cloakroom, and flows effortlessly into three well-proportioned reception rooms, providing exceptional versatility for entertaining, family life. At the heart of the home lies a stylish modern kitchen, thoughtfully designed with contemporary fittings and ample storage. Upstairs, the property boasts four generously sized bedrooms, including a master suite with a en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home continues to impress with a well-maintained rear garden, offering a private outdoor space for relaxation and entertaining. To the front, the property benefits from off-road parking and a single garage, providing both convenience and security.

**Offers in the Region of £525,000    Freehold    DCX02951**

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## THE ACCOMMODATION COMPRISES:

### Entrance Hallway

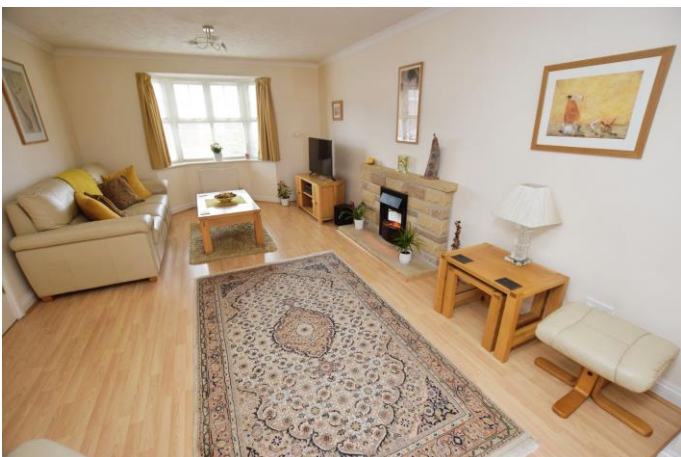
Accessed via a solid wood front door, front aspect frosted double glazed window, doors opening into the lounge, doors to the dining room, kitchen, cloakroom, understairs storage cupboard, stairs to the first floor landing, laminate flooring, telephone point, coved ceiling and a radiator.

### Cloakroom

Low Level WC, wash hand basin with a mixer tap, fully tiled floor and walls, extractor fan and a heated towel rail.

### Lounge 18' 4" x 11' 7" (5.597m x 3.538m)

Front aspect uPVC double glazed bay window, electric fireplace with stone surround and hearth, television point, laminate flooring, coved ceiling, two radiators and an archway through to the dining room.



### Dining Room 13' 0" x 9' 0" (3.954m x 2.750m)

Rear aspect double glazed patio doors leading to the rear garden, wood laminate flooring, coved ceiling, door to the hallway and a radiator.



### Kitchen 9' 11" x 8' 8" (3.018m x 2.650m)

Rear aspect uPVC double glazed window with a view over the garden, a stunning modern range of eye and base level units. Composite sink and a half with a mixer tap and single drainer, mirror chipped quartz work surfaces, integrated oven and microwave, hob with an extractor fan above, integrated dishwasher, fridge, freezer and washing machine. Spotlighting, tiled flooring, radiator and access through to the breakfast room.





### Breakfast Room 7' 7" x 8' 2" (2.318m x 2.498m)

Rear aspect uPVC double glazed window, seating area, television point, concealed modern wall mounted boiler, tiled flooring, access to the loft void above which is partially boarded, insulated and with power. spotlighting and a part glazed door to the rear garden.



### First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom. Access to the void above which is partially boarded, insulated and with power, storage cupboard.

### Bedroom One 13' 2" x 10' 1" (4.011m x 3.067m)

Front aspect uPVC double glazed window, twin built in wardrobes with hanging space and shelving, television point, telephone point. radiator. Door to the en-suite.



### En-suite

Side aspect frosted uPVC double glazed window, modern three piece suite, walk in shower cubicle, low level WC, wash hand basin, shaver point, fully tiled walls and tiled flooring, spotlighting, extractor fan and a heated towel rail.



### Bedroom Two 11' 1" x 9' 1" (3.376m x 2.772m)

Rear aspect uPVC double glazed window with a view over the rear garden, built in double wardrobe with hanging space and shelving. Television point and a radiator.





