



**34 Knights Crescent, Exeter**

Exeter

In Excess of £425,000



## 34 Knights Crescent

Exeter, Exeter

Impressive 4-bed detached house with vacant possession in a sought-after area. Features open living space, utility, conservatory, 2 baths, large garden, driveway, and garage. Great transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Vacant possession
- Highly desirable residential area
- Excellent Transport links - Train Station, access to motorway & bus stops
- Open ground floor living space
- Utility room with direct access to the rear garden
- Conservatory with garden access
- Built-in storage and wardrobes
- Two contemporary bathrooms (including walk-in shower and bath)
- Spacious private garden
- Attached garage
- Off-road parking



### **Kitchen**

9' 9" x 13' 2" (2.96m x 4.01m)

Spacious u shaped kitchen with ample storage space, the room comes with an integrated oven, gas hob and a dishwasher. A window directly above the sink looking out over the rear garden.

### **Dining room**

10' 10" x 8' 9" (3.31m x 2.66m)

Located on the ground floor towards the rear of the property, the room has sliding doors with direct access to the conservatory. The space is linked through an arch to the living space making it an excellent hosting room

### **Lounge**

13' 3" x 11' 2" (4.03m x 3.40m)

Located on the ground floor towards the front of the property, direct access from the entrance hallway. An excellent size, the room has a feature gas fire along with a radiator under the window looking out over the front of the property.

### **Conservatory**

11' 2" x 16' 0" (3.40m x 4.87m)

Located to the rear of the property and accessed through the sliding doors off the dining room or the external doors from the rear garden. The space has power included and excellent natural light throughout.

### **Utility**

4' 11" x 5' 2" (1.49m x 1.58m)

Located on the ground floor to the rear of the property. Direct access to the rear garden through the external door. The space has excellent storage along with plumbing for a washing machine and a freestanding washing machine.

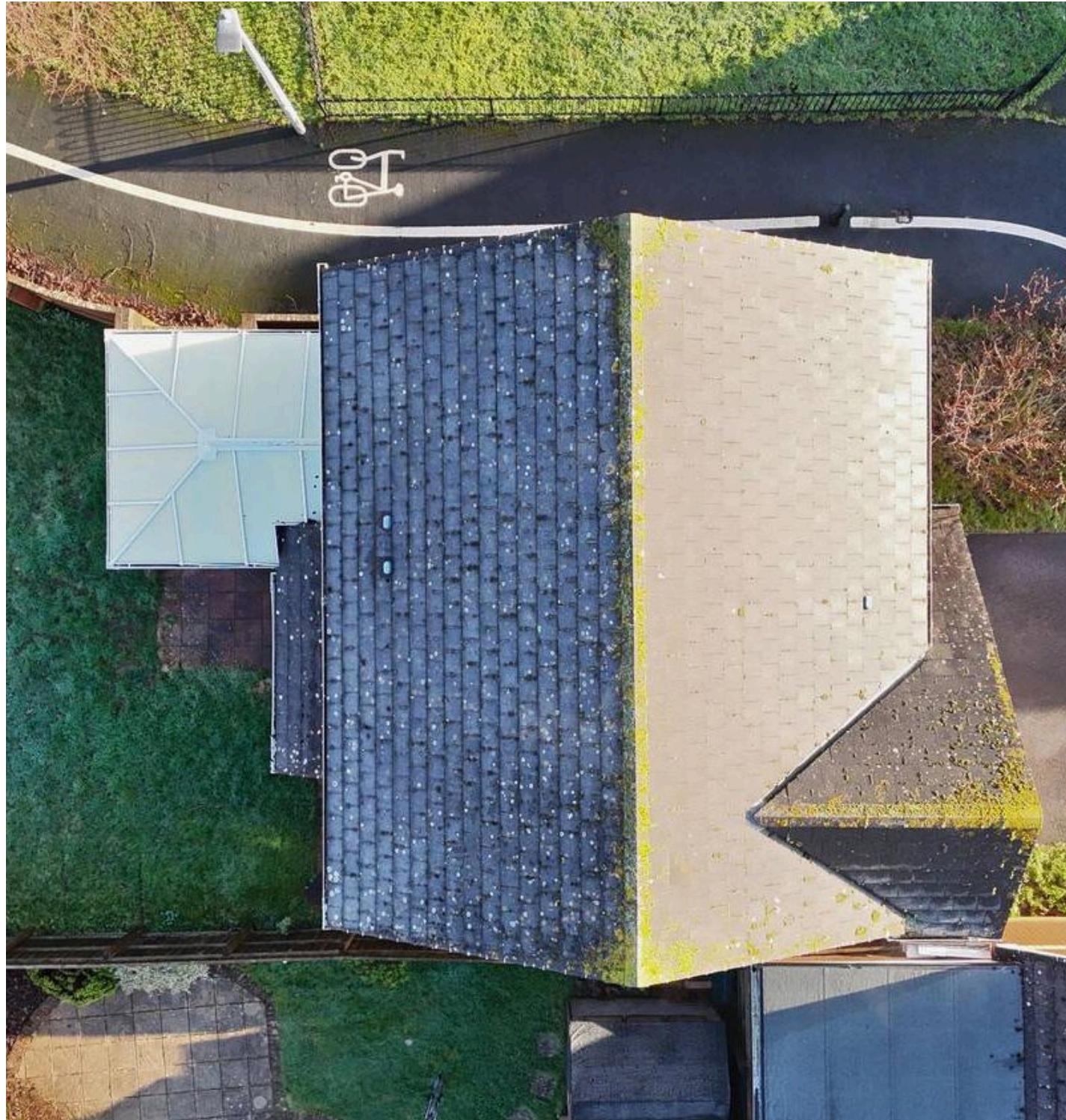
### **w/c**

Located on the ground floor towards the rear of the property. The room has natural ventilation along with a vanity unity and mirror.

### **Principal Bedroom**

13' 1" x 10' 7" (4.00m x 3.22m)





**REAR GARDEN**

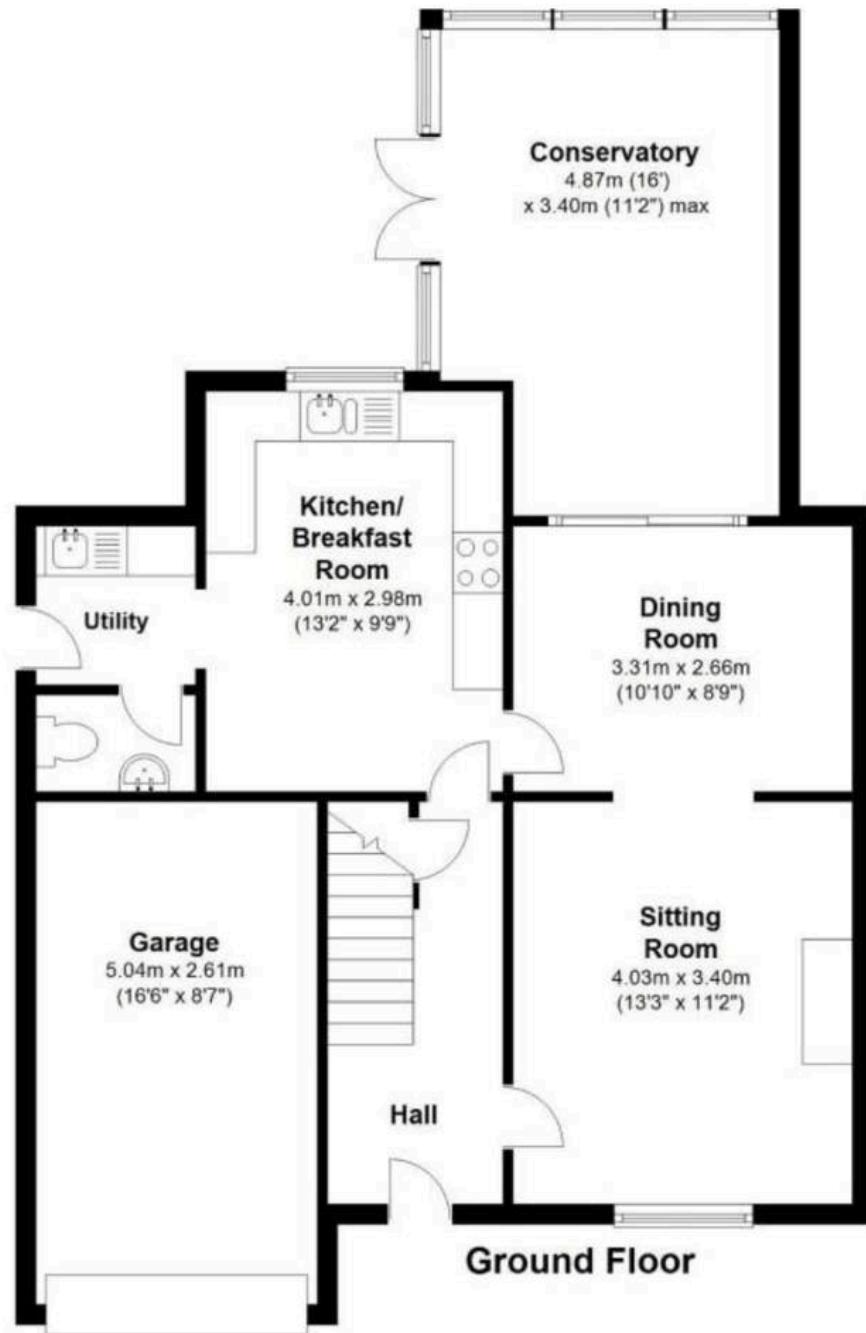
**GARAGE**

Single Garage

**DRIVEWAY**

2 Parking Spaces





Total area: approx. 136.7 sq. metres (1471.7 sq. feet)

Housen Estates is proud to partner with **Custom Insurance & Mortgage Solutions** to offer expert mortgage and insurance advice tailored to your property journey. Whether you're buying your first home, moving up the ladder, or expanding your portfolio, our trusted partners provide personalised support, access to a wide panel of lenders, and guidance every step of the way. Together, we make securing your dream home simple, smart, and stress-free.

Scan the QR code or visit [www.custominsurancemortgagesolutions.co.uk](http://www.custominsurancemortgagesolutions.co.uk) and click on 'Start Your Journey' at the top of any page.