



## 49 Bonnington Grove

Heavitree, EXETER, EX1 2QY

Guide Price £345,000

Situated in the desirable Bonnington Grove area of Exeter, this superbly presented mid-terraced house offers a delightful blend of modern living and traditional charm. With a thoughtfully converted attic room and three well-proportioned bedrooms, this home is perfect for young families or those seeking extra space.

Upon entering, you are greeted by an impressive open-plan lounge and dining area featuring engineered oak flooring that adds a touch of elegance. The modern kitchen/breakfast room is equipped with integrated appliances, making it a delightful space for culinary enthusiasts. The stylish bathroom has been tastefully updated, ensuring a contemporary feel throughout the property.

The charm of this home is further enhanced by its well-established rear garden, which is laid to lawn and features a variety of specimen shrubs and bushes, creating a tranquil outdoor retreat. An impressive covered area with brick paving offers the perfect setting for alfresco dining and entertaining, making it an ideal space for social gatherings. Access to a service lane via a wide gate adds convenience to the property.

This property benefits from uPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Additionally, residents enjoy the convenience of on-street permit parking, along with the advantage of being within easy walking distance to the city centre, Heavitree's comprehensive shopping centre, public transport, schools, Waitrose and local hospitals.

With strong interest anticipated, early viewings are highly recommended to secure this charming family home in a sought-after location.

### Viewing

Please contact our Heavitree Office on 01392 499823 if you wish to arrange a viewing appointment for this property or require further information.

### SUPERBLY PRESENTED HOME

- Entrance Vestibule & Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 3 Bedrooms & Bathroom
- Converted Attic Room
- Gas Central Heating
- uPVC Double Glazing
- Attractive Garden with Covered Area
- Residents' On Street Permit Parking





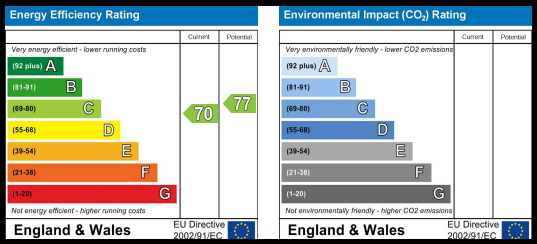
Floor Plan



Area Map



Energy Efficiency Graph



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