



## 21 Staffick Close, Kenton

Guide Price £475,000





## 21 Staffick Close

Kenton, Exeter

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- A FANTASTIC OPPORTUNITY TO PURCHASE THIS DETACHED HOUSE SITUATED IN A SMALL CUL DE SAC
- ENTRANCE LOBBY, RECEPTION HALL
- MODERN FITTED KITCHEN
- LIVING ROOM DINER
- THREE BEDROOMS
- MODERN FAMILY SHOWER ROOM, CLOAKROOM
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING
- DRIVEWAY PARKING, DOUBLE GARAGE
- GENEROUS GARDENS
- NO ONWARD CHAIN



A fantastic opportunity to purchase this three bedroom detached house situated in a small cul de sac with a generously sized garden. The property has accommodation briefly comprising; entrance lobby, reception hall, modern fitted kitchen, living room diner, cloakroom, three bedrooms, modern family shower room, uPVC double glazing, gas central heating, driveway parking, double garage, generous gardens. NO ONWARD CHAIN.

Glazed uPVC front door into...

#### ENTRANCE LOBBY

Obscure glazed timber front door with matching side window into...

#### GENEROUS RECEPTION HALL

With doors to principal rooms. Stairs rising to first floor. Radiator, power points, telephone connection point. Door to...

#### CLOAKROOM

With concealed cistern flush WC, inset wash hand basin set into vanity unit, fully tiled walls and flooring, radiator, extractor fan

Timber door to...

#### KITCHEN

With uPVC double glazed window to rear, comprehensive range of matching high gloss wall and base units with quartz work surface over, inset twin stainless steel sink drainer, integrated electric oven, inset five zone electric hob with extractor above, integrated fridge freezer, integrated washing machine, wall mounted boiler supplying domestic hot water and gas central heating, tiled splash backs, radiator. Door to large under stairs storage cupboard with timber shelving. Obscure glazed timber back door to UNDER COVER LOBBY.





Timber door through to...

#### SITTING ROOM DINER

Dual aspect with uPVC double glazed windows to front and rear, uPVC double glazed sliding patio door giving access out to the rear garden. Two radiators, power points, TV aerial connection point. Fireplace with timber mantle and tiled hearth.

#### FIRST FLOOR LANDING

With uPVC double glazed window to front. Radiator, power points, loft access hatch. Door to airing cupboard with timber slatted shelving and radiator.

#### BEDROOM THREE

With uPVC double glazed window to front. Radiator, power points.

#### BEDROOM ONE

With uPVC double glazed window to rear. Radiator, power points, range of fitted wardrobes with sliding doors.

#### BEDROOM TWO

With uPVC double glazed window to rear. Radiator, power points, TV aerial connection point, built in wardrobe with sliding doors.

#### FAMILY SHOWER ROOM

With obscure uPVC double glazed window to rear, modern white suite comprising concealed cistern flush WC, inset wash hand basin set into vanity unit, large walk-in shower with glazed shower screen, mains fed shower, recessed storage shelving, ceiling spotlights, extractor fan, white enamel heated towel rail, fully tiled walls and flooring, illuminated vanity mirror.

#### OUTSIDE

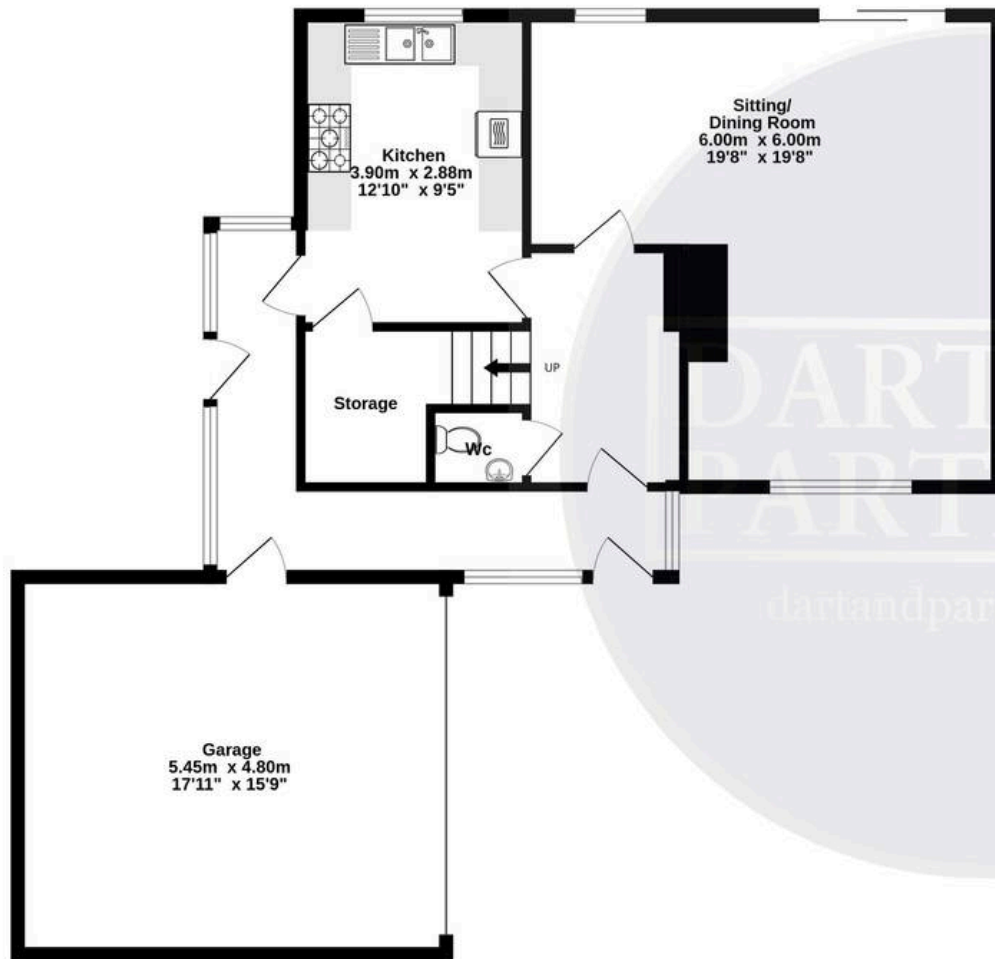
To the front there is DRIVEWAY PARKING for several vehicles ahead of the DOUBLE GARAGE with newly



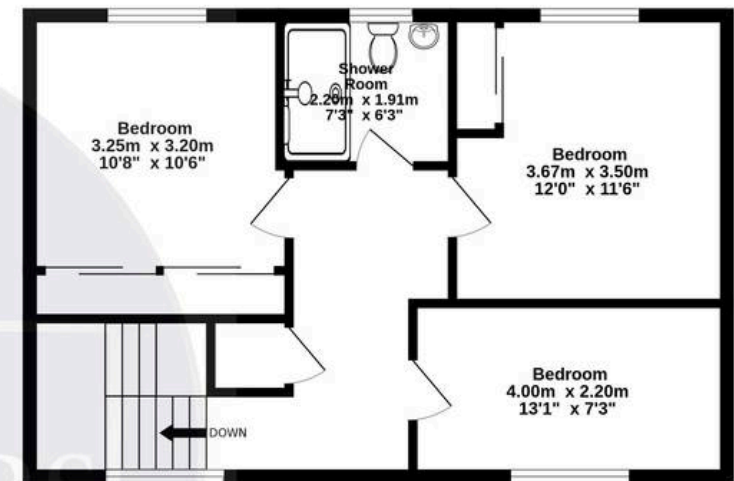
installed electrically operated roller door, power and light, uPVC double glazed window to rear. Glazed timber side door, accessed via the under cover lobby area. Glazed uPVC double glazed door leads from the lobby out to the rear garden. Good sized area of paved patio. Fully enclosed garden with shiplap fencing. The main area of garden is predominantly laid to lawn, gently sloped, with some mature plants and shrubs. Further area of paved patio outside the living room, perfect for alfresco dining/barbecues etc.



**Ground Floor**  
89.0 sq.m. (958 sq.ft.) approx.



**1st Floor**  
52.1 sq.m. (560 sq.ft.) approx.



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**TOTAL FLOOR AREA : 141.1 sq.m. (1519 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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