



56 Higher Woolbrook Park,
Guide Price £530,000

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This comfortable single storey residence has been tastefully modernised by the present owners and is presented to an excellent standard throughout. The property is located in a slightly elevated, yet popular residential position, and enjoys a fabulous outlook of the hills that surround the Sid Valley.

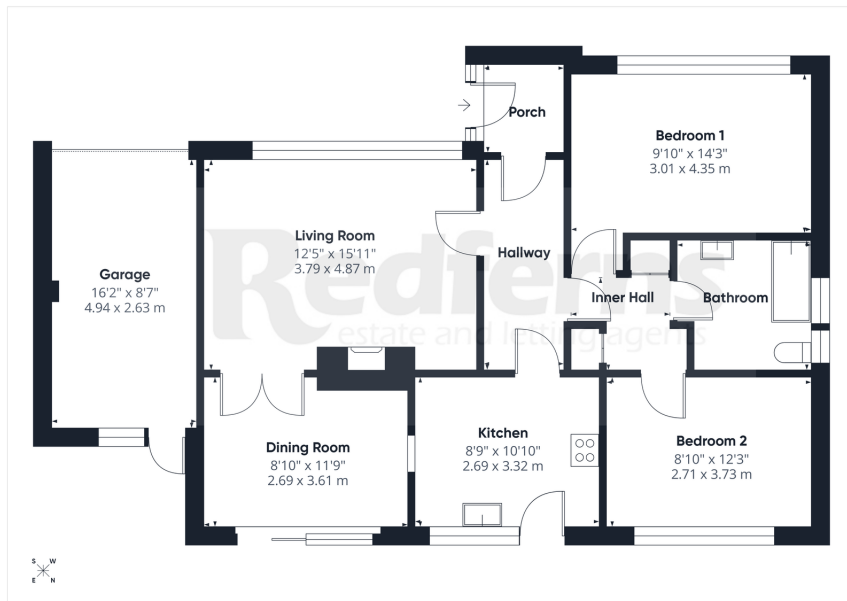
The accommodation briefly comprises an entrance porch, accessed via a partly glazed uPVC front door with glazed panels to either side. A partially glazed internal door opens onto the hallway and beyond again to an inner hall which separates the living and bedroom areas of the property. The living room is a pleasant reception space with a large picture window overlooking the front gardens and a gas coal-effect fire. Glazed doors open from the far side of the living room into the adjoining dining room. The dining room is another excellent reception area with comfortable space for a dining suite and sliding glazed doors that open onto the rear patio and gardens. The kitchen has been modernised in recent years and offers a good selection of base and wall mounted units featuring a selection of integral appliances and Quartz worksurfaces. There is a partly glazed door that provides access to the rear gardens and a window to the side to admire the delightful outlook.

The bedrooms are both comfortably sized double rooms with a great range of fitted wardrobes. Bedroom 1 is slightly larger and overlooks the front gardens, and bedroom 2 overlooks the rear. The bathroom comprises a fully tiled modern white suite with a panelled bath with a shower unit above, a low level wc, a wash basin with a stylish vanity unit above and a heated towel rail.

The property is approached over an attractive brick paviour driveway towards a single garage and the front door. The driveway will comfortably accommodate off road parking for two vehicles, with additional on street parking easily available to the front. The garage features an electric roll up door with power and light, and a door and window to the rear. The front gardens are easy to maintain with a simple area of lawn to the left hand side of the driveway, and paved pathways laid to both sides of the property and provides access to the rear gardens. The rear gardens are a superb feature of the property and will please any keen gardener. A patio has been laid immediately to the rear of the property and provides perfect space for entertaining or sitting out to admire the outstanding views of the surrounding valley. A beautifully tended lawn lies below the patio with planted borders to each side. A gravelled area and an additional patio have been thoughtfully positioned at the bottom of the garden to enjoy the best of the evening sunshine. There is a useful greenhouse to one corner.

A super property with a fantastic outlook, in a popular residential position. Early inspection recommended.





- Porch and Entrance Hallway
- Dining Room
- Two Double Bedrooms
- Garage and Driveway Parking
- Presented to an Excellent Standard Throughout
- Living Room
- Modern Fitted Kitchen
- Bathroom
- Landscaped Rear Gardens with Delightful Views
- Energy Rating D



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