



1 Grainger Close, Exeter, EX2 5RL
Price Guide £325,000


FRANCIS LOUIS
Residential

PRICE GUIDE £325,000 to £350,000.

Situated in a popular residential cul-de-sac within Broadfields, this beautifully maintained three-bedroom family home offers spacious accommodation, modern finishes and impressive outdoor living space, making it an ideal purchase for families, professionals and first-time buyers alike.

The property has been thoughtfully improved and is presented in excellent condition throughout. At the heart of the home is a stylish fitted kitchen featuring contemporary gloss units, quartz worktops and integrated appliances, providing the perfect space for both everyday family life and entertaining. The adjoining dining area enjoys direct access to the rear garden, while the separate living room offers a welcoming space to relax.

Upstairs, the property boasts three well-proportioned bedrooms and a modern family bathroom fitted with a contemporary white suite. Underfloor bathroom heating adds an extra touch of luxury and comfort during the colder months.

A standout feature of the property is the exceptional outdoor space. A substantial 52m² composite decked terrace creates a fantastic extension of the living accommodation and provides the perfect setting for outdoor dining, entertaining guests or simply enjoying the garden. Steps lead down to a further garden area bordered by mature planting.

The garage has been adapted to create a dedicated home gym, benefiting from new electrical installations and electric door, offering versatile additional space that could suit a variety of uses including fitness, hobbies, storage or home working.

Further benefits include driveway parking, a gas-fired central heating system served by a boiler approximately seven years old which has been serviced annually, and excellent access to local amenities, schools, Exeter city centre, Sowton Business Park, the M5 and A30.



Inside the Property

The property is entered via an entrance porch leading into a welcoming hallway with useful under-stairs storage and stairs rising to the first floor.

The ground floor offers well-planned living accommodation, comprising a comfortable front-facing living room with feature fireplace, creating a cosy space to relax. To the rear, the home opens into a spacious modern kitchen, fitted with a range of contemporary white gloss units, quartz worktops and integrated Bosch appliances, together with ample storage and workspace. The adjoining dining room provides an ideal setting for family meals and entertaining, with sliding patio doors opening directly onto the rear garden and allowing plenty of natural light to fill the space.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from a range of built-in wardrobes, providing excellent storage, while the remaining bedrooms offer flexible accommodation suitable for children, guests or a home office. Completing the accommodation is a stylish family bathroom, fitted with a contemporary white suite, attractive tiling and the added luxury of underfloor heating.

Outside/ Location

To the front of the property, a private driveway provides off-road parking and leads to the

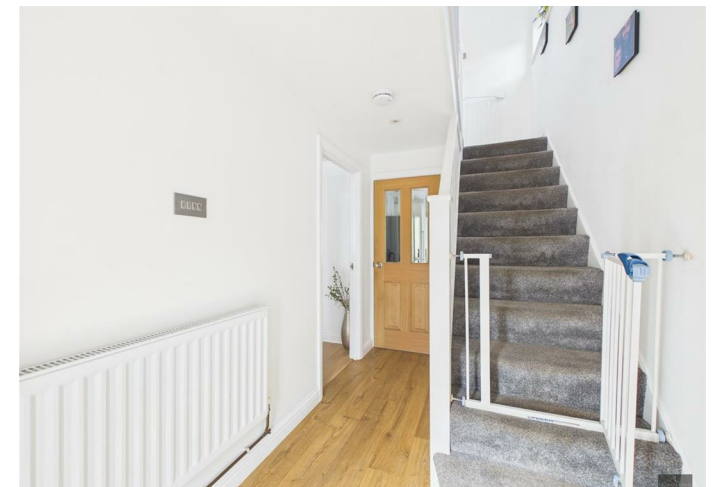


former garage, which has been thoughtfully converted into a fully functional home gym. Benefiting from electrical installation and electric garage doors, this versatile space could equally suit a home office, workshop or hobby room.

The rear garden is a particular feature of the property, offering a wonderful space for both relaxation and entertaining. A substantial composite decked terrace extends from the rear of the house, creating the perfect setting for outdoor dining and social gatherings, with steps leading down to a further enclosed garden area surrounded by mature shrubs, trees and established planting.

Situated within the popular Broadfields development, the property enjoys a convenient position close to a range of local amenities including a Tesco Superstore, retail park and well-regarded primary school. Exeter city centre, Sowton Business Park, the M5 motorway and A30 are all within easy reach, making this an excellent location for commuters, professionals and families alike.

This combination of generous outdoor space, versatile outbuilding and excellent transport links makes for an ideal family home in a highly sought-after residential area.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

794 ft²

Reduced headroom

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

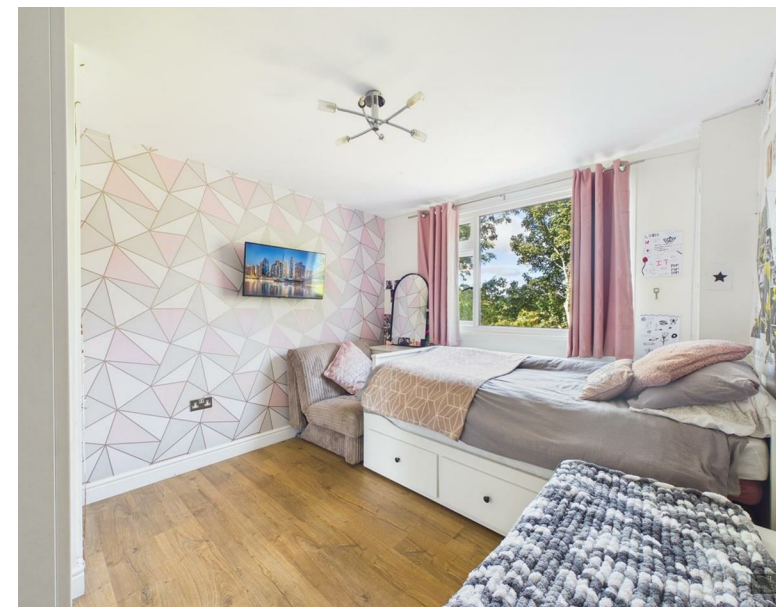
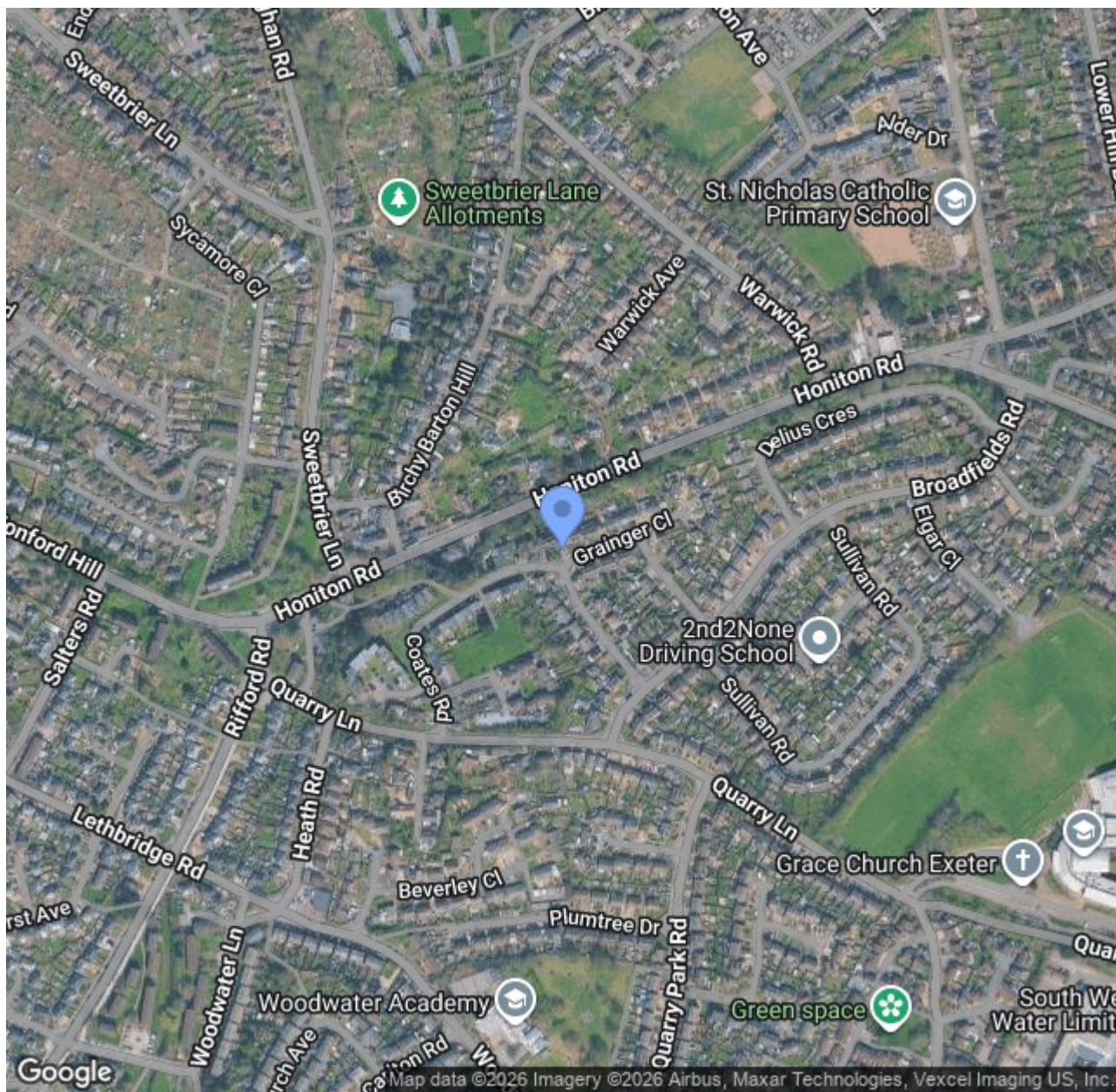
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Beautifully presented three-bedroom family home
- Recently installed 52 sq m composite decking
- Converted garage currently used as a home gym
- Driveway parking
- Convenient access to Exeter city centre, M5 and A30
- Excellent outdoor entertaining space
- Spacious living room and dining area
- Popular Broadfields location





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