



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 4/5



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private
Driveway



Front & Rear Gardens



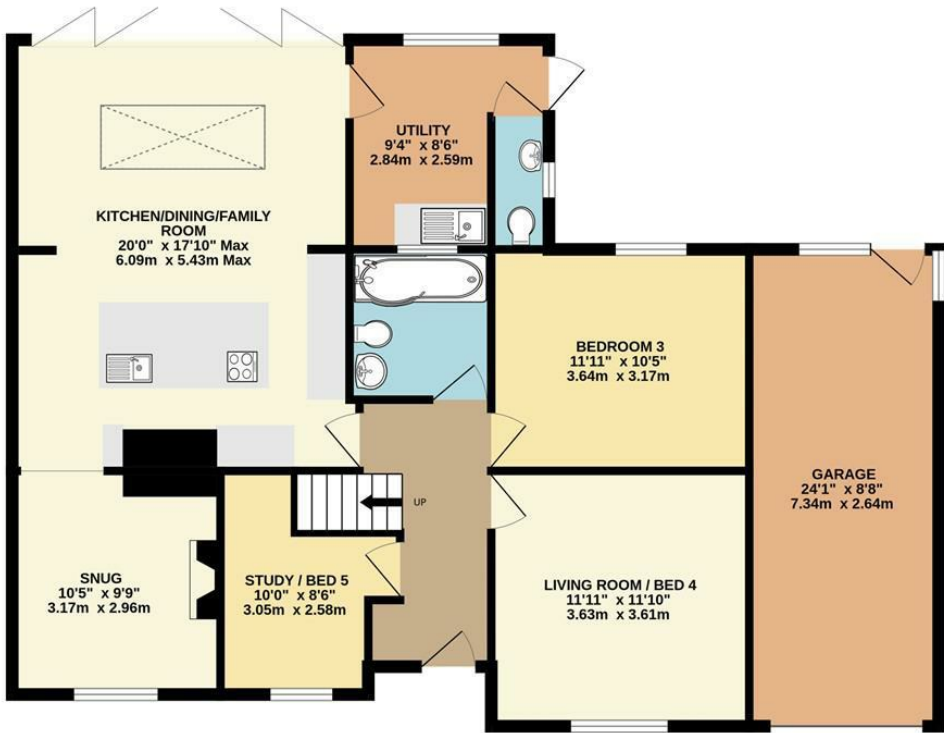
Council Tax Band: C

Guide: £550,000 Freehold

11 Park Lane,
Pinhoe, Exeter, EX4 9HQ

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GROUND FLOOR



1ST FLOOR



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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SUMMARY

A beautifully presented and extended 4/5 bedroom semi detached bungalow with established gardens and off-road parking for several vehicles. Situated on the edge of Pinhoe, the property offers versatile accommodation over two floors, ideal for those looking for extra space or multi-generational living.

Pinhoe is a popular residential district on the North Eastern fringes of Exeter, ideal for access to the M5 and A30. Exeter Airport and the Met Office Headquarters are also nearby. Pinhoe has a range of shops, a post office, and a bus service that runs into the City Centre. It also has a railway station with a service to both Waterloo and Paddington via Exeter.

The property has a light and spacious feel throughout with accommodation comprising of entrance hall, a superb open plan and modern kitchen/dining/family room with two sets of bi-fold doors to the rear garden and an impressive lantern window above the dining area. The kitchen has an integrated fridge/freezer, dishwasher, and double oven with microwave. Off the kitchen is the snug, providing a more cosy living room area. A separate utility room and cloakroom are accessed off the dining area. A modern bathroom and three bedrooms complete the ground floor accommodation (one of the rooms is currently used as a separate living room). On the first floor are two double bedrooms, both with superb views to the rear. Both rooms have access to a shared ensuite shower room, with one of the rooms having a walk-in dressing area.

Outside is a delightful enclosed rear garden, laid to lawn and planted with a variety of seasonal plants and an established apple tree. A paved patio provides a pleasant seating area. There is gated access to the side of the house, which in turn leads to the private driveway to the front. The private driveway provides off-road parking for several cars in addition to the single garage.

Early internal viewing is highly recommended.



