



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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30 Sherwood Drive, Exmouth, EX8 4PX

GUIDE PRICE  
**£525,000**  
TENURE Freehold



**A Truly Exceptional Detached Family Home Enjoying Significantly Extended High Quality Accommodation And Located In A Favoured Cul-De-Sac Close To Amenities With Ample Parking, Garage/Store And Landscaped Rear Garden**

Reception Hall \* Ground Floor Cloakroom/Wc \* Stunning Open-Plan Kitchen/Breakfast And Dining Room With Wood Burner Stove \* Spacious Living Room (Again With Wood Burner Stove) \* Study/Family Room \* Four First Floor Bedrooms \* Stylish Modern En-Suite Shower Room/Wc \* Family Bathroom Suite \* Double Glazed Windows \* Planning Permission In Place For Further First Floor Accommodation If Required  
Viewing Strongly Recommended

### 30 Sherwood Drive, Exmouth, EX8 4PX

**THE ACCOMMODATION COMPRISES:** Pillared entrance canopy with courtesy light and solid wood front door with frosted glass inset, giving access to:

**RECEPTION HALL:** A fine entrance to the property with solid Oak flooring with large inset coir entrance mat, telephone point, electric consumer unit, two uPVC double glazed windows to front and side aspects, staircase rising to first floor landing with useful understairs storage cupboard beneath.

**GROUND FLOOR CLOAKROOM/WC:** 1.91m x 1.45m (6'3" x 4'9") Fitted with wash hand basin with fitted mirror over, WC with push button flush, radiator, fully tiled walls and colour co-ordinated tiled flooring, fitted storage cupboard, radiator, uPVC double glazed window with patterned glass.

**OPEN-PLAN KITCHEN/BREAKFAST AND DINING ROOM EXTENSION:** A stunning living space and a real 'hub' of the house, with solid Oak flooring throughout.

**KITCHEN/BREAKFAST AREA:** 5.49m x 3.84m (18'0" x 12'7") A stylish modern bespoke design kitchen, fitted with a central island unit with solid wood worktops with downlighters over, extended to provide a spacious breakfast bar area with cupboards, drawer units and wine rack beneath and five ring Bosch gas hob set into work surface with Bosch stainless steel chimney style extractor hood over with light, Franke one and a half bowl stainless steel sink unit with integrated drainer with cupboards, drawer units, integrated dishwasher beneath, built-in Bosch oven and grill with cupboard over and drawer units beneath, space for American style fridge/freezer with cupboards and slimline shelved cupboard surrounding the fridge/freezer space, upright radiator, recessed ceiling led spotlighting, uPVC double glazed window, radiator, large opening to:

**DINING ROOM:** 4.17m x 3.51m (13'8" x 11'6") A wonderful large bright dining area with large lantern window and uPVC double glazed picture windows and door, giving access to the rear garden and allowing an abundance of light into the room, feature chimneybreast wall housing log burner stove standing on slate hearth, radiator, recessed ceiling spotlighting, opening to:

**SITTING ROOM/STUDY:** 2.72m x 2.67m (8'11" x 8'9") A versatile room with solid Oak flooring, uPVC double glazed window and door opening onto the rear garden, door giving access into the GARAGE/STORE.

From the kitchen/breakfast room part glazed door to:

**LIVING ROOM:** 5.87m x 3.45m (19'3" x 11'4") measurement excluding uPVC double glazed square bay window, which overlooks the front aspect. A bright through room with double glazed sliding patio doors opening onto the rear garden, living flame solid wood log burner stove standing on slate hearth with feature stone wall behind, TV point, two radiators.

**FIRST FLOOR LANDING:** With access to roof space via loft ladder, uPVC double glazed window to front aspect.

**BEDROOM 1:** 3.94m x 3.33m (12'11" x 10'11") A fine main bedroom with built-in double wardrobe with clothes rail and shelf, radiator, uPVC double glazed window to rear aspect.

**EN-SUITE SHOWER ROOM/WC:** 1.47m x 1.65m (4'10" x 5'5") Stylishly refitted with feature tiled walls, shower cubicle with sliding door and Mira shower unit with fixed rainfall shower head hose over and detachable shower head hose wash hand basin with fitted mirror over and shaver socket, WC with dual push button flush, chrome heated towel rail, colour co-ordinated tiled flooring, uPVC double glazed window with patterned glass.

**BEDROOM 2:** 3.45m x 3.05m (11'4" x 10'0") A lovely size double bedroom with built-in double wardrobe with clothes rail and shelf, radiator, uPVC double glazed window to rear aspect.

**BEDROOM 3:** 2.97m x 2.49m (9'9" x 8'2") With built-in shelved cupboard over stairwell recess, radiator, uPVC double glazed window to front aspect enjoying a pleasant open aspect with views across the town to the estuary and coastline in the distance.

**BEDROOM 4:** 2.74m x 2.49m (9'0" x 8'2") Radiator, uPVC double glazed window to front aspect, again enjoying a pleasant open aspect with views across the town to the estuary and coastline in the distance.

**BATHROOM/WC:** 1.98m x 1.7m (6'6" x 5'7") Comprising of bath with curved shower splash screen and Mira shower unit over, pedestal wash hand basin, WC with push button flush, chrome heated towel rail, shaver socket, extractor fan, fully tiled walls with colour co-ordinated tiled flooring, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a good size tarmac parking area for approximately three cars, an area of garden and driveway giving access to the GARAGE/STORE, there is also an electric EV car charging point. A wooden side gate and patio side pathway gives access to the rear garden, which is a lovely feature of the property, beautifully landscaped with generously size patio, with brick built fireplace having adjoining wooden benches to either side, providing a wonderful outside entertaining space, lawn garden with TIMBER SHED and adjoining covered GARDEN STORE.

**GARAGE/STORE:** 3.3m x 2.67m (10'10" x 8'9") Electric up and over door, unit providing plumbing and space for automatic washing machine and tumble dryer, also houses a modern Ideal gas boiler for hot water and central heating, power and light connected, part boarded eaves storage space and door giving direct access into the property.

**SEPARATE FLOOR PLAN:**