



## 16 Lucas Avenue Exeter, EX4 6LZ

A stunning 4 bedroom mid-terrace house refurbished and modernised to an exceptionally high standard by a highly respected property developer with yacht interior refitting and cabinet making experience reflecting his precise craftsmanship, attention to detail and quality of finish.

The heart of the home, and featuring Iroko worktops, is undoubtedly the striking open-plan kitchen/dining room, which has been designed to be both functional and inviting, offering ample dining space for social gatherings with friends and family. An adjoining outhouse, complete with plumbing, provides convenient space for a washing machine and tumble dryer, while an outside WC presents the potential for a small extension to enhance everyday living all under one roof.

On the first floor, you will find three well-proportioned bedrooms and a beautifully designed bathroom featuring Fired Earth wall tiling. The impressive master bedroom, located on the second floor, includes an en-suite shower room, adding a touch of luxury to your living experience.

Features include USB sockets and the home comforts of gas central heating and uPVC double glazing. The well-landscaped rear garden, with its glorious south-facing aspect, serves as a perfect retreat for relaxation

**Guide Price £435,000**

# 16 Lucas Avenue

Exeter, EX4 6LZ



- Beautifully Modernised/Refurbished Home
- Front Lounge with Bay Window
- Stylish Family Bathroom
- Private Off Road Parking Space
- Quiet Cul-De-Sac Close to City Centre
- Striking Kitchen/Dining Room
- Gas Central Heating & uPVC Double Glazing
- Entrance Hall/Stairs to First Floor
- 4 Well Appointed Bedrooms (1 x En-suite)
- Well Landscaped South Facing Garden

## Entrance Hall

13'9" x 4'5" (4.2 x 1.35)

## Lounge

13'0" x 10'10" (3.97 x 3.31)

## Kitchen/Diner

19'1" x 10'11" (5.84 x 3.33)

## On The First Floor

### Bedroom 2

10'10" x 10'10" (3.32 x 3.32)

### Bedroom 3

11'5" x 10'11" (3.50 x 3.34)

### Bedroom 4

8'0" x 7'3" (2.46 x 2.22)

### Bathroom

7'1" x 5'9" (2.17 x 1.76)

## On The Second Floor

### Bedroom 1 (Master Bedroom Suite)

14'7" x 14'4" (4.45 x 4.37)

### En Suite Shower Room

5'6" x 4'1" (1.7 x 1.26)

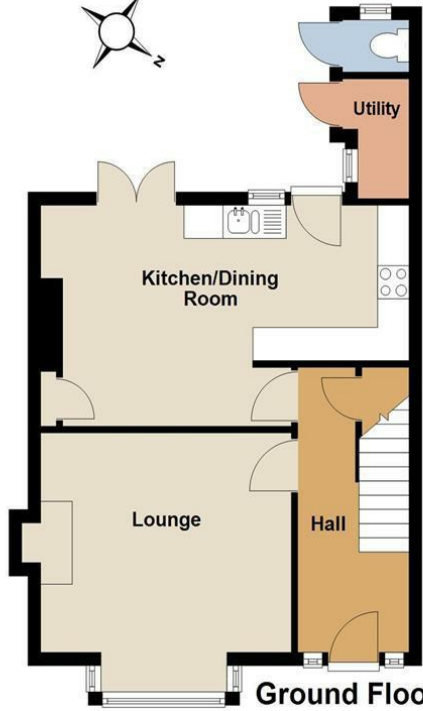
### Rear Garden/Parking



[Directions](#)



# Floor Plan



Total area: approx. 107.6 sq. metres (1158.0 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

**16 Lucas Avenue, Exeter**

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