



8 Centurion Close, Exeter, EX1 3YW
Offers Over £500,000


FRANCIS LOUIS
Residential

Francis Louis are delighted to present this impressive four-bedroom detached home occupying a generous corner plot in the sought-after location of Centurion Close. Offering spacious and versatile accommodation throughout, the property is ideal for modern family living and benefits from a private garden, driveway parking, a garage and an outbuilding currently set up as a gym.

The ground floor provides a well-balanced layout designed for both comfort and practicality. At the heart of the home is a large kitchen and dining room, creating a bright and sociable space perfect for everyday family life and entertaining guests. The kitchen offers ample worktop and storage space while the dining area comfortably accommodates a large table and benefits from views towards the garden. A separate living room provides a welcoming retreat, ideal for relaxing or hosting visitors.

Further enhancing the ground floor is a dedicated office, perfect for those working from home or requiring a quiet study space. The property also benefits from a useful utility room and a downstairs WC, adding valuable practicality for busy households.

Upstairs, the home continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a comfortable and private space. The remaining bedrooms are served by a family bathroom, making the layout ideal for growing families.

Externally, the property enjoys a large corner garden plot which provides a high degree of privacy and is not overlooked. The garden offers ample space for outdoor dining, family use and relaxation. A standout feature is the separate outbuilding, currently configured as a home gym, offering excellent flexibility for a range of uses including a studio, office or hobby space.

To the front and side of the property is a double driveway providing off-road parking, along with a garage and the added benefit of an EV charging point.



Ground floor

The ground floor of the property offers an excellent balance of space and functionality, designed to suit the needs of modern family living. Upon entering the home, you are welcomed into a bright and inviting environment with well-defined yet connected living spaces that allow for both everyday comfort and entertaining.

The large kitchen and dining room forms the heart of the home and provides a fantastic sociable space for family life. The kitchen is well arranged with ample worktop space, storage and room for appliances, while the dining area comfortably accommodates a substantial table and chairs, making it perfect for family meals or hosting guests. Its layout allows for an open and welcoming atmosphere while still maintaining a practical working kitchen.

Separate from the kitchen, the living room offers a relaxing retreat, providing generous proportions and a comfortable setting for evenings with family or entertaining visitors. Its position within the home allows for a quieter, more private reception space away from the main kitchen hub.

The ground floor also benefits from a dedicated office, an increasingly valuable feature that offers the ideal environment for working from home, studying or managing household tasks. This versatile room could also be used as a playroom, hobby space or additional reception room depending on lifestyle needs.

Further enhancing the practicality of the ground floor is a separate utility room, providing additional storage and space for laundry appliances, helping to keep the kitchen area organised and clutter free. A downstairs WC adds further convenience for both residents and guests.

Overall, the downstairs accommodation is well proportioned and thoughtfully arranged, offering multiple functional spaces that cater perfectly to modern family living while maintaining a comfortable and welcoming atmosphere throughout.



First floor

The first floor of the property offers generous and well-proportioned accommodation, perfectly suited to family living. Arranged off the landing are four spacious double bedrooms, each benefiting from good natural light and offering flexible space for a range of uses.

The principal bedroom is particularly impressive, providing a comfortable and private retreat. Generous in size, the room easily accommodates a large bed and additional bedroom furniture while still maintaining a bright and airy feel. This bedroom also benefits from its own en-suite shower room, offering convenience and privacy for the occupants.

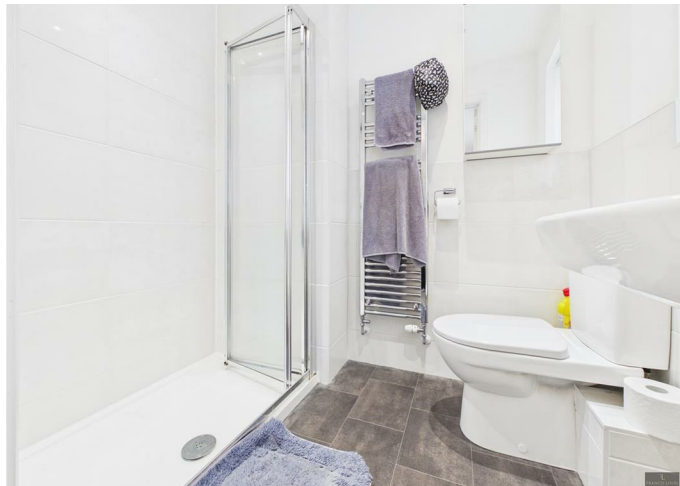
The remaining three double bedrooms are all well sized and versatile, making them ideal for family members, guest accommodation or adaptable spaces such as a home study if required. Their proportions allow for comfortable furnishings while still providing a sense of space throughout.

Serving the additional bedrooms is a family bathroom, thoughtfully positioned to accommodate the household. The bathroom offers practical space for daily use and completes the upstairs accommodation.

Overall, the first floor delivers excellent bedroom space rarely found in many modern homes, with all four rooms offering comfortable proportions and flexibility for growing families or those needing additional work-from-home space.

Outside

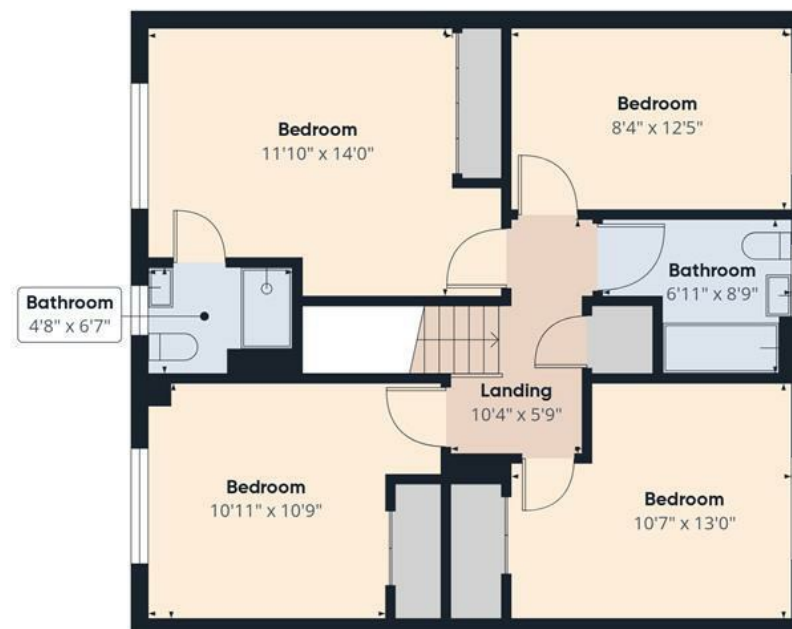
Externally, the property occupies an impressive corner plot, providing a generous amount of outdoor space and a greater sense of privacy than many neighbouring homes. The rear garden is particularly well sized and enjoys a pleasant open feel while remaining not overlooked, creating an ideal environment for relaxing, entertaining or family use. The garden offers plenty of space for outdoor seating, lawned areas and planting, making it a versatile







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1792 ft²



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

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

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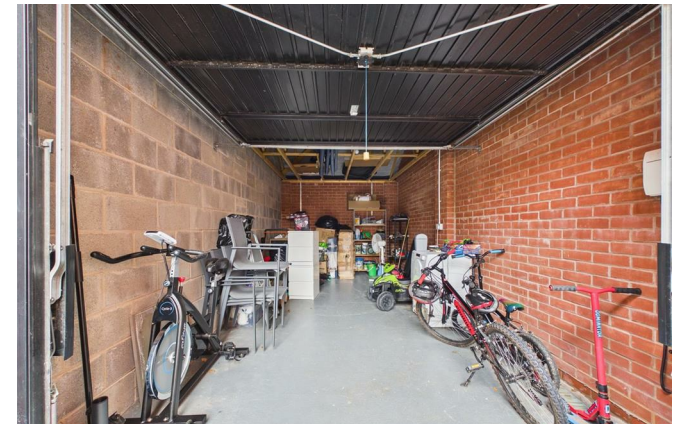
space that can be enjoyed throughout the year.

A standout feature of the garden is the separate outbuilding, which has been thoughtfully set up as a home gym. This highly versatile space offers excellent potential for a variety of uses including a fitness studio, home office, hobby room or creative workspace, making it a valuable addition to the property for those seeking extra functional space separate from the main house.

To the side of the property, a double driveway provides convenient off-road parking, ideal for multiple vehicles or visiting guests. The property also benefits from a garage positioned alongside the home, offering additional storage, secure parking or further potential depending on individual needs.

Further enhancing the practicality of the home is the presence of an electric vehicle charging point, an increasingly desirable feature that supports modern and sustainable living.

Overall, the external areas combine space, privacy and functionality, with the generous corner garden, driveway parking, garage and versatile outbuilding creating an excellent outdoor environment that complements the spacious accommodation within the property.





- Impressive four-bedroom detached family home
- Occupying a generous corner plot
- Four double bedrooms, including a principal bedroom with en-suite
- Spacious kitchen and dining room ideal for family living
- Separate living room plus dedicated home office
- Utility room and downstairs WC for added practicality
- Large private garden that is not overlooked
- Outbuilding currently set up as a home gym
- Double driveway and garage providing ample parking
- EV charging point installed