



## 44 Stoke Valley Road Pennsylvania, Exeter, EX4 5EY

This impressive detached house offers a unique opportunity for those seeking a spacious family home nestling in a picturesque natural setting backing onto trees. Built, we understand in the mid 80's, this expansive property stands in a generous plot and features five bedrooms, making it ideal for families needing extra space and parking.

Upon entering, you will find spacious and versatile living accommodation, the utility room linking with the garage, store room and study/drying room offering interesting potential to create a self contained annex. The property also includes two bathrooms, ensuring convenience for all the family.

Pennsylvania is one of Exeter's most sought-after residential areas, known for its outstanding views of the surrounding countryside and community spirit which is highlighted by a community run convenience store/café close by. A regular bus service connects you to the city centre, while walking enthusiasts/dog owners will appreciate the secure private gate giving convenient access onto an adjoining bridle path linking to the scenic trails in Duryard Valley Park and Mincinglake Valley Park, both just a short stroll away. Duryard Valley plays host to a wide range of wildlife, deciduous woodland and wildflower meadows and comes with its own bridle path leading down to Exeter's university campus. The serenity of Stoke Woods is only a twenty minute walk away.

**Guide Price £588,000**

# 44 Stoke Valley Road

Pennsylvania, Exeter, EX4 5EY



- MOTIVATED SELLERS, NO ONWARD CHAIN
- 3 Reception Rooms, Kitchen/Breakfast Room
- Bathroom, Owner-owned Solar Panels (2024)
- Integral Garage, Parking for Several Vehicles
- Picturesque Sylvan Setting
- Utility Room, Study & Walk-in Store Room
- Gas Central Heating & uPVC Double Glazing
- Reception Hall, Cloakroom/WC
- 5 Bedrooms, 1 En-Suite Shower Room
- Garden Frontage and Sizeable Rear Garden

## Front Porch

12'6" x 4'4" (3.82m x 1.33m)

## Reception Hall

10'11" x 5'10" (3.35m x 1.79m )

## Cloakroom/WC

5'9" x 4'0" (1.76m x 1.24m )

## Lounge

18'3" x 12'9" (5.58m x 3.89m)

## Dining Room

12'9" x 10'0" (3.89m x 3.05m)

## Conservatory

12'5" x 7'0" (3.80m x 2.14m)

## Kitchen/Breakfast Room

12'11" x 11'11" (3.94m x 3.65m)

## Utility Room

6'10" x 4'11" (2.09m x 1.50m)

## Study

8'3" x 9'5" (2.54m x 2.89m)

## Walk-in Store Room

4'5" x 5'1" (1.37m x 1.57m)

## Landing

## Bedroom 1

15'11" x 12'11" (4.87m x 3.95m)

## En-Suite Shower Room

6'0" x 5'5" (1.84m x 1.67m)

## Bedroom 2

13'7" into wardrobes x 9'11" (4.16m into wardrobes x 3.03m)

## Bedroom 3

15'8" x 8'6" (4.79m x 2.61m)

## Bedroom 4

16'5" x 6'2" (5.01m x 1.89m)

## Bedroom 5

9'11" x 7'1" (3.03m x 2.18m)

## Bathroom

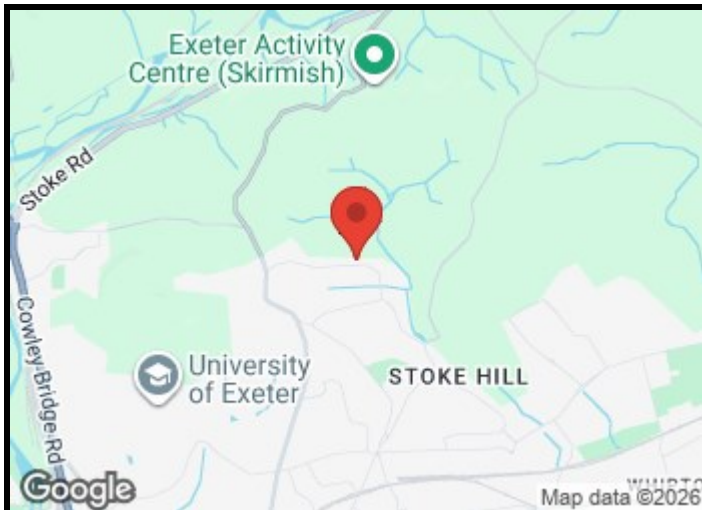
8'7" x 6'5" (2.63m x 1.97m)

## Front & Rear Gardens

## Off Road Parking

## Garage

12'7" x 7'0" (3.85m x 2.14m)



Directions



# Floor Plan



**Ground Floor**

Total area: approx. 182.1 sq. metres (1960.2 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.

**44 Stoke Valley Road, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	