

41 Broadfields Road, Exeter, Devon, EX2 5RF
Offers In The Region Of £400,000

FRANCIS LOUIS
Residential

A beautifully presented and extended three/four bedroom semi-detached family home, offering spacious and versatile accommodation throughout. The property features a stunning open-plan kitchen, dining and family room with feature roof lantern, a separate lounge, additional reception room/fourth bedroom, ground floor shower room, three well-proportioned first floor bedrooms and a modern family bathroom.

Outside, the property benefits from ample driveway parking, a useful garage/store, and a generous split-level rear garden complete with a substantial decked entertaining area and a fully insulated garden cabin. Conveniently situated close to local amenities, reputable schools and transport links, this is a superb family home perfectly suited to modern living.





Inside the Property

Beautifully presented throughout, this spacious family home offers a versatile layout centred around an impressive open-plan kitchen, dining and family room. The welcoming entrance hall leads through to a comfortable front-facing lounge, while the heart of the home is undoubtedly the stunning open-plan living space, designed perfectly for modern family life and entertaining.

The kitchen is fitted with a comprehensive range of contemporary high-gloss units, granite worktops and integrated appliances, complemented by a central island with breakfast bar seating and induction hob. A feature roof lantern floods the room with natural light, whilst multiple windows and doors provide a seamless connection to the garden. The dining area offers ample space for family gatherings and social occasions alike.

Adding further flexibility is a generous additional reception room, ideal as a fourth bedroom, home office, playroom or snug, along with a modern ground floor shower room providing convenience for guests and multi-generational living.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, together with a stylish family bathroom fitted with a contemporary suite, twin wash basins and shower over bath.

Thoughtfully improved and well maintained throughout, the property offers an excellent balance of versatile accommodation and modern open-plan living, ideally suited to growing families and those who enjoy entertaining.

Outside/ Location

To the front, the property benefits from a generous block-paved driveway providing off-road parking for multiple vehicles, together with a useful garage/store







offering excellent additional storage space.

The rear garden is a standout feature of the home, beautifully arranged to create a versatile and family-friendly outdoor environment. An artificial lawn adjoins the rear of the property, with steps leading to a larger lawned area bordered by mature plants and shrubs. At the top of the garden, a spacious composite decked terrace provides the perfect setting for outdoor dining, entertaining and enjoying the sunshine throughout the day.

Further enhancing the garden is a fully insulated timber cabin with power and lighting, offering a fantastic multi-purpose space ideal as a home office, summer room or garden bar.

The property is conveniently situated within easy reach of local amenities, well-regarded schools and transport links, making it an excellent choice for families and commuters alike.














Carlsberg



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

1330 ft²

(1) Excluding balconies and terraces

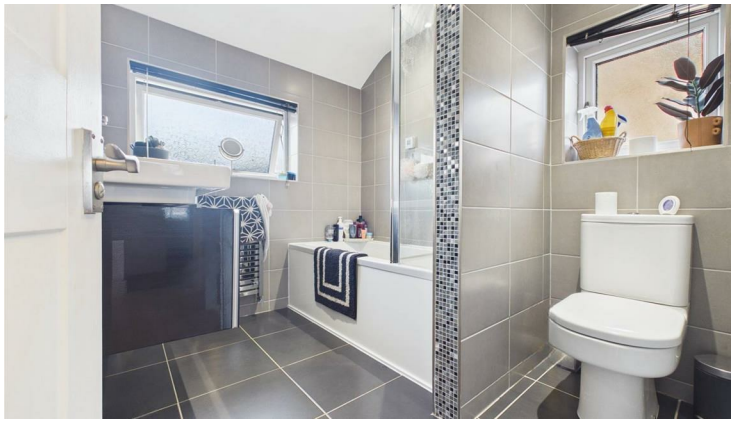
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

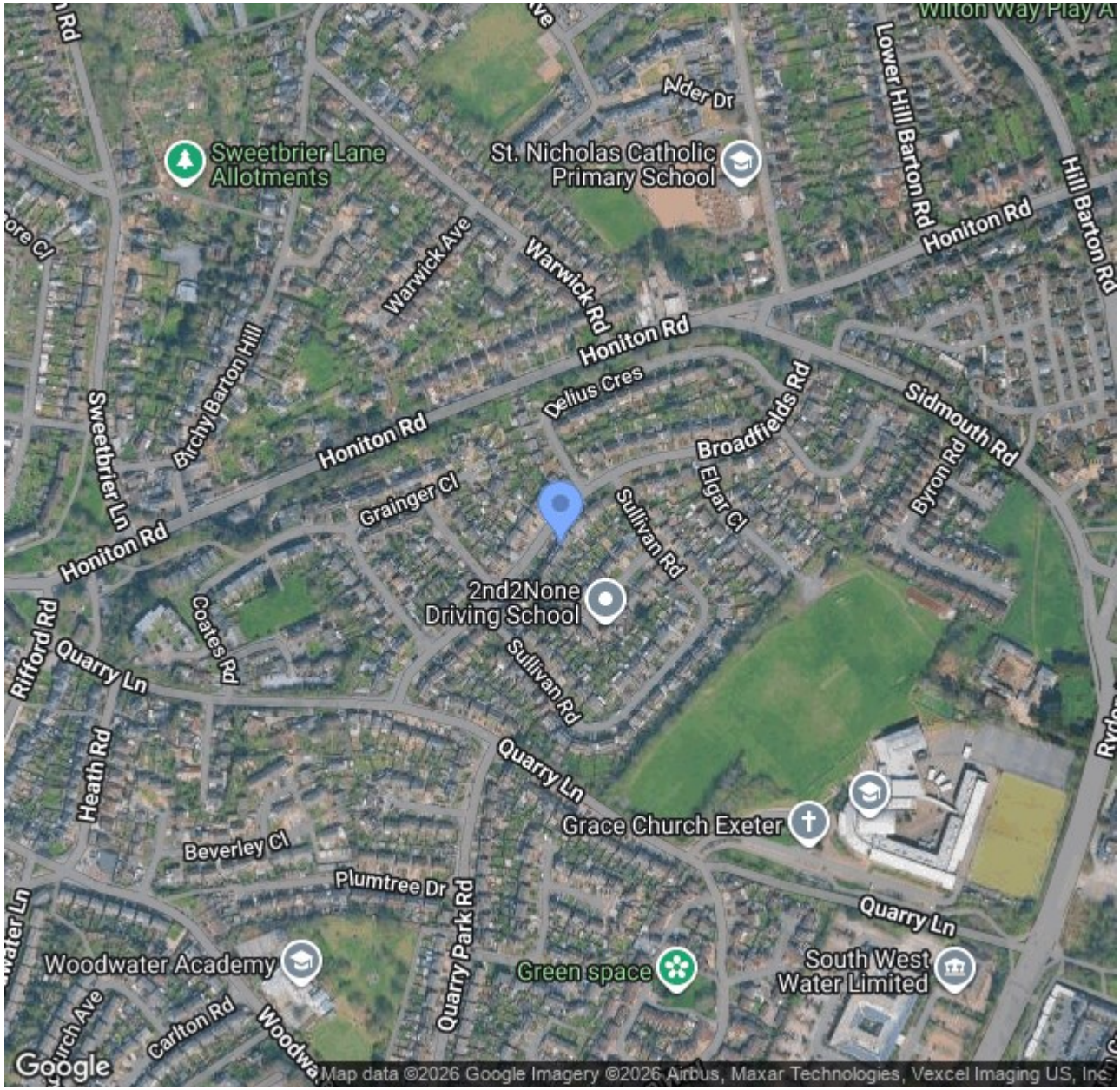
GIRAFFE360



- Beautifully Presented Semi-Detached Family Home
- 3/4 Bedrooms
- Contemporary Kitchen with Central Island & Breakfast Bar
- Ample Off-Road Parking & Garage/Store
- Garden Cabin Ideal for Home Office, Summer House, or Garden Bar
- Convenient Location Close to Schools, Amenities & Transport Links
- Downstairs bathroom for added convenience
- Three Well-Proportioned Bedrooms
- Impressive Open-Plan Living Space
- Generous Split-Level Rear Garden











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