



Kennaway Road, Ottery St. Mary, Devon, EX11 1TE

Guide Price £345,000

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Kennaway Road is situated on the eastern outskirts of the town yet is still within a level walking distance of the town centre and its excellent amenities including a range of independent shops, restaurants, pubs, medical centre, dentist, supermarket, primary school and the highly regarded Kings Secondary School. The A30 dual carriageway is just a five minute drive and provides swift access to the Cathedral City of Exeter, M5 and the coast.

The property itself has been just been constructed by the highly regarded local developers Headon Construction and benefits from the latest thermal and environmental standards as well as being wonderfully and stylishly finished throughout.

The accommodation itself is light and airy throughout and includes a spacious entrance hallway with tiled flooring which continues throughout the majority of the ground floor. There is also a large storage cupboard for coats and shoes and a further very useful laundry cupboard with plumbing for a washing machine and additional storage space.

The dual aspect and open plan kitchen/dining/family room provides a wonderful space to cook, dine and socialise together. The kitchen itself has been well fitted with a range of navy blue storage cupboards and drawers with complimenting worksurfaces and an inset Belfast sink. There are modern integrated appliances including a fridge freezer, dishwasher, eye level oven/grill and an induction hob with extractor hood over. The remainder of the room provides ample space for a dining table and chairs as well further space for lounge furniture, television etc. Bi-fold doors provide access out onto the patio as well as pleasant aspect of the garden.

The ground floor bedroom is a good size and would therefore lend itself to being used and separate lounge if preferred or as an occasional bedroom/study. The ground floor is concluded by a shower room fitted with a stylish white suite including a walk in shower and a heated towel rail.

On the first floor there is a small landing area with a storage cupboard and the generously sized master bedroom which again provides ample space for bedroom furniture and benefits from a luxury ensuite bathroom including a large bath with shower over.

An air source heat provides the central heating and hot water, the ground floor enjoys underfloor heating and the first floor modern radiators, there are uPVC glazed windows and doors throughout all providing a highly energy efficient home to run.

To the outside the house is approached via a gravelled driveway which provides off road parking, with adjacent flower beds and a covered pathway leading to the front door. There is an EV charging point and side access the rear garden on both sides of the house. The westerly facing rear garden enjoys an excellent degree of sunlight, is level and mainly laid to lawn with well stocked flower beds and a paved patio providing an ideal space for outside dining entertaining in the summer months.

VIEWINGS By prior appointment with Redferns on 01404 814306

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band - To be confirmed.

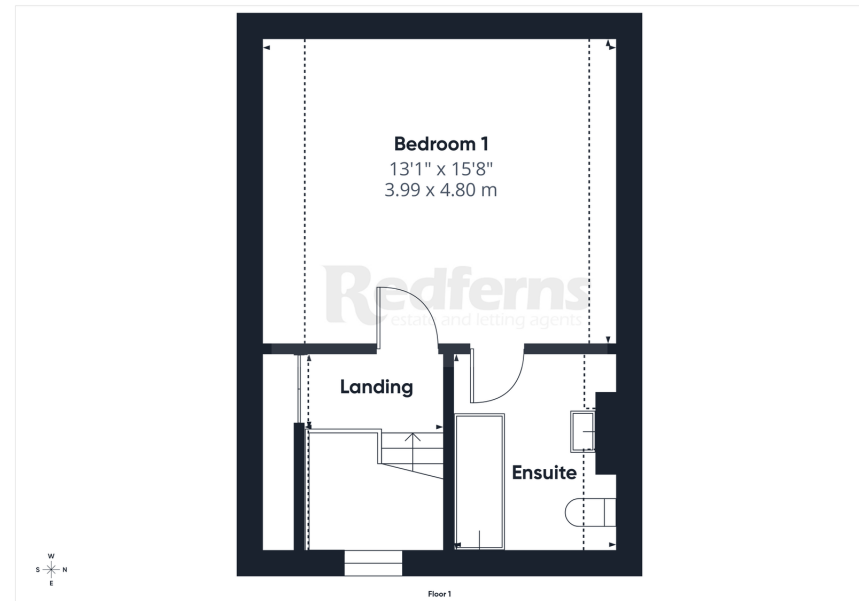
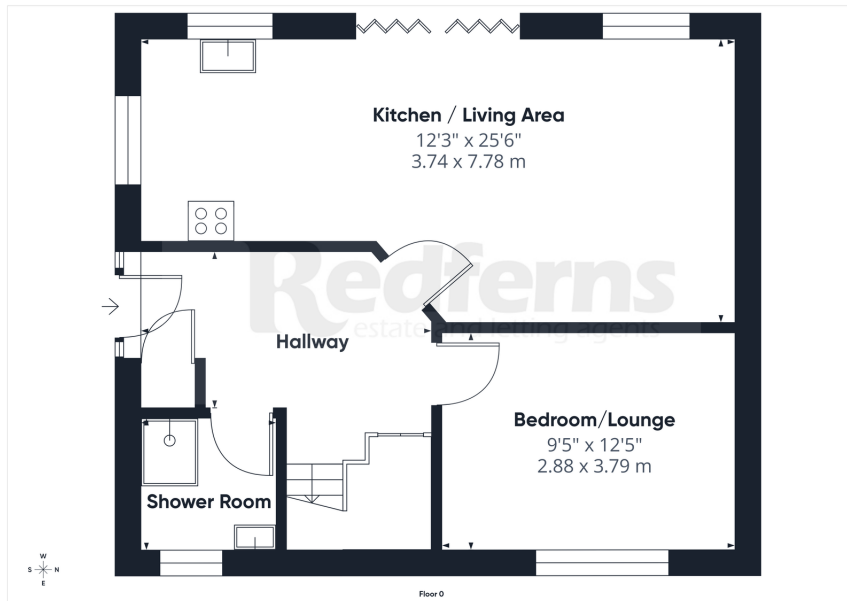
TENURE Freehold

MOBILE & BROADBAND COVERAGE Broadband is not connected to this property. For specific checks, please use checker.ofcom.org.uk





- Entrance hallway
- Fully fitted kitchen
- Good sized first floor bedroom
- Driveway with EV charging point
- Superbly finished to a high standard
- Spacious open plan kitchen/dining/living
- Ground floor bedroom or lounge if preferred
- Central heating via energy efficient air source heat pump
- Westerley facing rear garden



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