



The Croft, 350, Pinhoe Road, Exeter, Devon, EX4 8AF



SOUTHGATE
ESTATES

£535,000

Guide Price





The Croft, 350, Pinhoe Road

A generous four bedroom semi-detached family home conveniently situated in the area of Whipton. This location offers a wide range of amenities including various shops, primary and secondary schools, a doctors surgery, a Post Office, community hall and nearby green spaces. In addition, the area is well serviced by public transport links with Polsloe Bridge Station and bus routes in and out of the city.

The spacious internal accommodation briefly consists of an entrance porch and hallway, a living room, a separate dining room and study, a kitchen breakfast room, plus a downstairs cloakroom and utility room. Upstairs are four double bedrooms (with an en suite to the master), a bathroom and a separate cloakroom. Externally the property boasts a good-sized garden to the rear, a garage and a driveway with off-road parking.

Ground Floor The front door opens to a convenient entrance porch which provides space for coats and shoes and features a stained glass window to the side aspect. A further door opens to the impressive hallway which provides access to each of the main ground floor rooms, and also incorporates a staircase rising to the first floor with built-in storage below, plus an attractive stained glass window to the side aspect. The living room is an attractive reception room complemented by an exposed brick fireplace which is a real focal point of the room, along with wooden floorboards, and a large bay window to the front aspect. The dining room is a further sizeable reception room offering sliding doors opening directly out to the rear garden. There is also access into the study which is an ideal space for home working, with a window to the front aspect. The kitchen breakfast room contains a range of matching wall and base units with granite effect worktops, a tiled splashback and a 1.5 bowl composite sink and drainer unit with a mixer tap over. Integrated appliances include a double eye-level oven with a separate 5-ring gas hob and extractor hood, a dishwasher and space for a tall fridge freezer. Additionally, there is a breakfast bar, a useful larder cupboard with a window to the side, and a door to the lobby with access into the utility room, the downstairs cloakroom and to the garden. A window faces the rear overlooking the garden.





First Floor Stairs rise to the first floor landing which accommodates the four bedrooms, the main bathroom and the separate cloakroom. The master bedroom is a good-sized double enjoying a window to the rear aspect with a pleasant outlook across the garden. There is also ample built-in storage and a door into the en suite shower room which incorporates a shower cubicle, a close-coupled WC, and a wash basin with a mixer tap over, and a vanity unit below. There is also a heated towel rail and a window to the front aspect. The second bedroom is a sizeable double room which could alternatively be used as the master bedroom, benefitting from a large bay window to the front aspect and a pedestal wash basin. Bedrooms three and four both have the advantage of windows to the rear aspect with an outlook over the garden, with bedroom four also featuring a window to the side. In addition, double doors separate the rooms, allowing multiple possibilities for uses as a playroom, or office if desired. Lastly, the main bathroom includes a corner bath with a mixer tap over and a handheld shower head, as well as a shower cubicle and a pedestal wash basin. A frosted window faces the side aspect, and an attractive stained glass window is to the front. The separate cloakroom is situated next to the bathroom and incorporates a close-coupled WC and a frosted window to the side aspect.

Garden, Garage & Parking Doors open out to the generous rear garden which benefits from a terrace providing an ideal space for outdoor seating. Steps lead to a lawned section of garden with a path extending to the rear. There is also an area of raised decking allowing for further seating and outdoor entertainment space, along with access to a summerhouse with power and electricity, and an outside store. The good-sized garage is serviced by power and lighting and includes an opening to a storage area with windows to the side aspects. Doors open to the driveway and carport area which provides off-road parking for multiple vehicles.

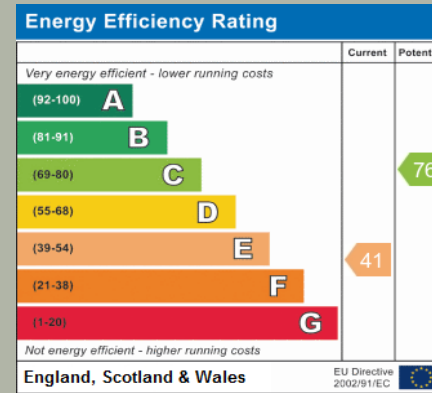
Property Information Tenure: Freehold. Council tax band: E.

- *4 Double Bedrooms*
- *Spacious Accommodation*
- *Semi-Detached House*
- *Excellent Location*
- *Good-Sized Garden*
- *Garage & Parking*





Energy Performance Rating



www.tpos.co.uk

SOUTHGATE
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