



# Knowle Gardens, Sidmouth, EX10 8HR

Guide Price £895,000

4 4 3



This wonderful home is situated towards the end of this desirable cul-de-sac and enjoys the convenience of being close to the town's excellent amenities and the Esplanade, whilst being tucked away from the busy streets of a popular Regency coastal town. The Jurassic coast creates an idyllic setting for wonderful countryside walks and the Cathedral city of Exeter is also accessible providing access to the M5 and other major road networks.

The property itself enjoys charming, well-proportioned accommodation creating a lovely home for both families and retired occupants alike. The reception hall provides a warm welcome and has a cloak cupboard and W.C. The sitting room has a feature bay window framing a pleasant view across the garden and a fireplace that creates a cosy atmosphere in the winter months. Double French doors lead through to the recently replaced sunroom and further French doors lead to the south-facing garden and dining room. The kitchen breakfast room is well equipped with an extensive range of cupboards and drawers at both base and eye level whilst incorporating modern appliances including an eye-level oven, gas hob and fridge. The solid granite worksurfaces provide plenty of room for food preparation pleasing any keen cook and there is plenty of space for a breakfast table and chairs. The utility room has additional storage and appliances with direct access to the garage.

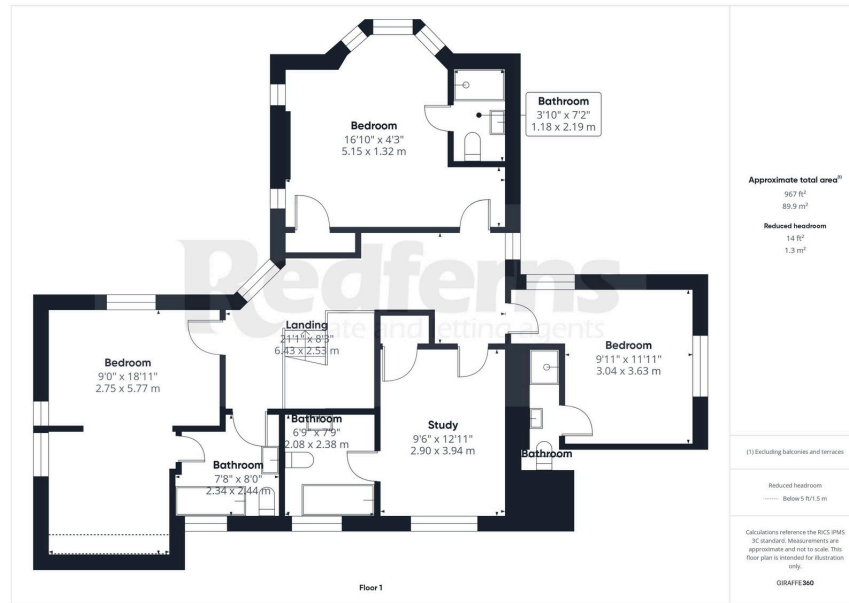
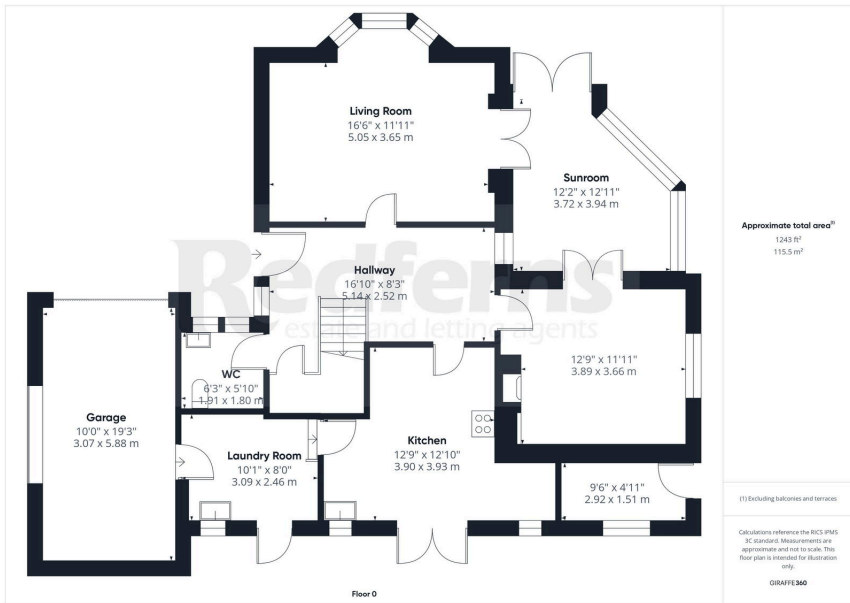
On the first floor are four double bedrooms, all enjoying an ensuite facility and fitted with modern suites. The master has the benefit of the feature bay window, again with a pleasant outlook. There is an opportunity to create self-contained accommodation for an independent relative if required. The property also benefits from a modern gas central heating system and double glazing throughout.

To the front of the property is a driveway allowing room for off-road parking for several vehicles and access to the garage with a remotely operated electric up-and-over door, light, power and water tap. The gardens wrap around the home and are well stocked with a wide variety of specimen plants, shrubs and trees which provide an excellent degree of privacy and seclusion and a range of colours throughout the seasons. There is an expanse of lawn, paved patios and gravel areas which provide plenty of space to enjoy outdoor dining/entertaining in the summer months with an integrated shed/workshop and summerhouse.





- Covered Porch and Large Entrance Hallway
- Dining Room
- Kitchen and separate Utility Room
- Intergal Single Garage
- No Onward Chain
- Sitting Room
- Conservatory
- Four Double Bedrooms
- Beautifully Tended Gardens
- Energy Rating C



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