



Connells

East Avenue  
Exeter



## Property Description

**Guide Price £550,000- £575,000**

*This spacious and well-presented home offers excellent family accommodation, featuring four generous double bedrooms and versatile living space arranged over multiple levels. The property is well suited to modern lifestyles, with a stunning open plan kitchen/dining space and bi-folding doors leading to the garden. The rear-facing rooms enjoy pleasant outlooks, with large windows allowing plenty of natural light to fill the home.*

*A particular highlight of the property is the private enclosed rear garden. Perfect for both relaxing and entertaining, the garden features a raised decking area positioned to make the most of the outlook, with steps leading down to a lawned garden bordered by established planting. A further decking area to the rear provides an additional seating or dining space, while a garden shed offers useful storage. The enclosed layout makes it an ideal outdoor space for families, children, or pets to enjoy. To the front of the property, a driveway provides valuable off-road parking for up to two vehicles - an increasingly sought-after feature that offers both convenience and practicality.*

## Entrance Hall

Wall mounted radiator.

## Living Room

Double glazed front aspect bay window with shutter blinds, wall mounted radiator.

## Kitchen/ Diner/ Lounge

Immaculate kitchen with modern wall and base units, work surfaces, under counter and floor level lighting, built-in washing machine, sink unit, Falcon range oven and hob with extractor over, space for fridge freezer, central island. Bi-folding doors to the garden.

## Utility Room

Work tops, space for further appliances.

## Shower Room

Large walk-in mains shower, low level toilet, wash hand basin, extractor fan, heated towel rail.

## First Floor Bedroom 1

Two double glazed front aspect windows with shutter blinds, three built-in wardrobes, wall mounted radiator.

## En Suite

Electric shower, low level toilet, wash hand basin, heated towel rail, extractor fan.

## Bedroom 3

Double glazed rear aspect window, built-in wardrobe with sliding door, wall mounted radiator.

## Bedroom 4

Double glazed rear aspect window, built-in wardrobe, storage space, wall mounted radiator.

## Second Floor Bedroom 2

Double glazed rear aspect window and two front aspect skylight windows, wall mounted radiator.

## Outside

Path to side leading from the drive to the rear garden. Rear garden with lawn and a decked terrace, shed and patio area.

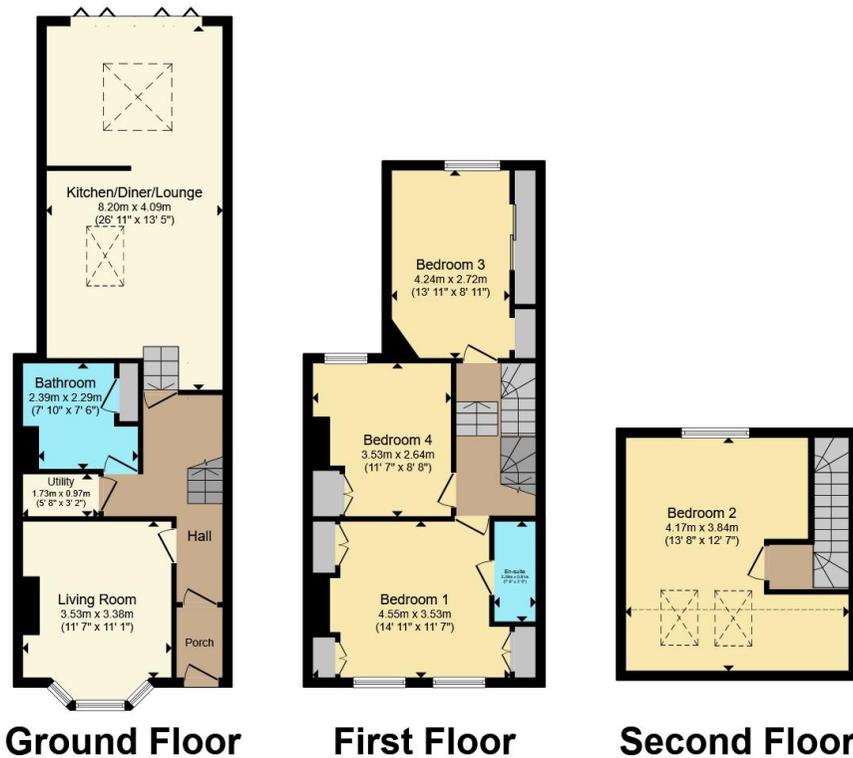
## Parking

Parking for two cars at the front.









Total floor area 140.1 m<sup>2</sup> (1,508 sq.ft.) approx

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**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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