



35 Featherbed Lane, Exmouth, EX8 3NE

GUIDE PRICE

£450,000

TENURE Freehold



A Substantial Four Double Bedroom Semi Detached Family Home Located In A Popular And Convenient Location With Ample Parking, Garage And Good Size Enclosed Rear Garden

Significantly Extended And High Quality Accommodation * Reception Hall * Lounge – Opening Through To Sitting Room * Open-Plan Kitchen/Dining Room * Utility Room Ground Floor Modern Shower Room/Wc * Four First Floor Double Bedrooms * Stylish En-Suite Shower Room/Wc * Family Bathroom Suite * Gas Central Heating * Double Glazed Windows * Super Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES: Canopy with solid wood front door to:

RECEPTION HALL: Wood flooring, radiator, staircase rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE: 4.04m x 3.91m (13'3" x 12'10") A charming room with solid wood flooring, chimney recess housing log burner stove standing on tiled hearth with oak beam over, TV point, radiator, opening to:

SITTING ROOM: 3.61m x 3.02m (11'10" x 9'11") Accessed from the kitchen, radiator, uPVC double glazed window to front aspect.

KITCHEN/DINING ROOM: 6.17m x 3.73m (20'3" x 12'3") A stunning open-plan room with double glazed bi-folding doors having integrated blinds opening onto the rear sun terrace and gardens. A high quality room with tiled flooring throughout and recessed ceiling led spotlighting. Fitted range of worktops with tiled surrounds, cupboards, drawer units, integrated dishwasher beneath work surface, wall mounted cupboards, built-in double oven and microwave oven, space for American style fridge/freezer, island unit with six ring induction hob, with cupboards and drawer units beneath, stainless steel chimney style extractor hood over with light, stylish upright radiator, access to understairs storage cupboard with light. **DINING AREA:** TV point, fitted range of matching triple shelved units, underfloor heating, door to:

UTILITY ROOM: 2.92m x 1.7m (9'7" x 5'7") Fitted with matching units from the kitchen with patterned worktops, inset single drainer sink unit, plumbing for automatic washing machine, cupboard, tumble dryer space beneath, tiled flooring recessed ceiling spotlighting, uPVC double glazed door giving access to the rear garden, extractor fan, door to:

GROUND FLOOR SHOWER ROOM/WC: 3.05m x 1.68m (10'0" x 5'6") Fitted with a full width shower tray with sliding shower splash screen doors, shower unit with large fixed rainfall shower head hose, detachable shower head hose, tiled cubicle, vanity wash hand basin, WC with push button flush, attractive tiling to splash prone areas, shave socket, recessed ceiling spotlighting, chrome heated towel rail, uPVC double glazed window with patterned glass, tiled flooring.

FIRST FLOOR LANDING: Access to roof space.

BEDROOM 1: 3.68m x 2.92m (12'1" x 9'7") Radiator, uPVC double glazed window to rear aspect enjoying pleasant open outlook towards Lymptone Manor and hills beyond.

EN-SUITE SHOWER ROOM/WC: 2.9m x 1.02m (9'6" x 3'4") Tiled shower cubicle with sliding splash screen door, fixed rainfall shower head hose, detachable shower head hose, vanity wash hand basin, WC with push button flush, shaver socket, attractive tiling to splash prone areas, slimline chrome heated towel rail, uPVC double glazed window with patterned glass, tiled flooring.

BEDROOM 2: Incorporating a dressing room area 6.07m x 2.82m (19'10" x 9'3") narrowing to 2.44m (8'0") in dressing area. A most spacious bedroom suite, radiator, TV point, uPVC double glazed window to rear aspect, again enjoying a pleasant open outlook.

BEDROOM 3: 3.91m x 3.94m (12'10" x 12'11") maximum. Stripped wood flooring, radiator, uPVC double glazed window to front aspect.

BEDROOM 4: 3.96m x 3.81m (13'0" x 12'6") maximum overall measurement. Another great size double bedroom with radiator, uPVC double glazed window to front aspect, built-in wardrobe.

BATHROOM/WC: 2.67m x 2.62m (8'9" x 8'7") overall measurement. A modern suite comprising bath with shower unit over with fixed rainfall shower head hose and detachable shower head hose, shower splash screen, vanity wash basin, WC with push button flush, attractive tiling to splash prone areas, chrome heated towel rail, towel flooring, recessed ceiling led spotlighting, double glazed window with patterned glass, display shelf over stairwell recess.

OUTSIDE: To the front of the property is a large block paved driveway and parking area for numerous cars with raised shrub bed/rockery garden, side gate and pathway gives access through to the rear garden. The rear garden is a lovely feature of the property being generous in size, mainly laid to lawn with good size patio sun terrace providing ideal area for outside entertaining, outside lighting, outside power, two good timber GARDEN STORES.

GARAGE: In a block.

FLOOR PLAN:



Total area: approx. 136.2 sq. metres (1466.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk Plan produced using PlanUp.

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