



Double Fronted Detached HOME

CHECK OUT this spacious, detached family home offering four well-proportioned bedrooms, a spacious living room, generous kitchen/diner, utility room and office. Additional features include a convenient cloakroom, a family bathroom, and an en-suite shower room. Outside, the property boasts an enclosed rear garden, garage and off-road parking for MULTIPLE cars.

21 Orchard Way | Exeter | EX5 7HY





PROPERTY TYPE

Detached House



SIZE

1218 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

District Heating System



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

85B



COUNCIL TAX BAND

E



in a nutshell...

- 4 Well-Proportioned Bedrooms
- Spacious Sitting Room
- Modern Kitchen/Diner
- Cloakroom, Bathroom and En-suite
- Enclosed Rear Garden
- Garage
- Off-Road Parking for Multiple Cars
- Desirable Corner Plot
- Easy access to M5, Exeter & A30





the details...

A paved pathway leads you to the front door neatly sheltered beneath a storm porch. Stepping inside, you're greeted by a spacious entrance hall, with laminate throughout.

To your right, the generous sitting room offers a bright and versatile space, with a large window to the front flooding the room with natural light. This space has been thoughtfully designed with a contemporary electric fire that provides a warming focal point.

To the rear of the property, the kitchen/dining room offers a practical yet sociable layout. The contemporary kitchen is fitted with laminate flooring, ample worktop space, and integrated appliances including a double electric oven, ceramic hob with an extractor fan, and fridge/freezer as well as plumbing for a dishwasher. The dining area comfortably accommodates a table, with French doors opening to the rear garden. A useful utility room provides space for a washing machine, a secondary door to the garden, and access to a cloakroom with WC, wash basin, and space to store your coats.

The final room on the ground floor is the office, positioned at the front of the property which carpeted, filled with light from a front facing window and benefits from built in storage cupboard.







Upstairs, the landing is spacious and includes two useful storage cupboards. The principal bedroom is a well proportioned double with featuring a fitted wardrobe and a luxurious en suite shower room with a tiled shower, WC, wash basin and heated towel rail. There are also three further light and airy bedrooms, two doubles and a single.

Completing the accommodation is a modern bathroom, featuring floor to ceiling tiles, bath with shower over, WC, wash basin and heated towel rail.





**Approximate Gross Internal Area 1218 sq ft - 114 sq m
(Excluding Garage)**

Ground Floor Area 609 sq ft - 57 sq m

First Floor Area 609 sq ft - 57 sq m

Garage Area 181 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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Outside, the generous rear garden is mainly laid to lawn, complemented by a patio area and a pedestrian door providing access to the garage. The garage itself is fitted with light and power and features an up-and-over door opening onto the long driveway, which offers additional parking for multiple vehicles

Tenure - Freehold
Council Tax Band E



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