



West of 

Sentrys Orchard
Exminster £435,000

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Superbly presented four-bedroom townhouse-style village home, offering spacious accommodation arranged over three floors and enjoying a highly desirable location with wonderful countryside views. The property comprises an entrance hallway, downstairs cloakroom, generous lounge with French doors opening onto the garden, and a modern kitchen/dining room. There are four large bedrooms, including an impressive second floor master bedroom with dressing area and large en-suite. Externally, the low maintenance rear garden benefits from gated access leading to parking and a garage.

Stunning and deceptively spacious village home | Four large bedrooms | Wonderful living room with french doors opening onto the garden | Spacious kitchen/dining room | Downstair cloakroom | Modern bathroom | Superb master bedroom with large en-suite | Enclosed low maintenance rear garden | Garage and parking for one vehicle | Must be seen!

APPROACH

Covered entrance canopy. Part glazed composite door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Radiator. Quality engineered oak flooring. Door to useful cupboard complete with shelving. Telephone points. Doors to kitchen/dining room, living room and cloakroom.

CLOAKROOM

6' 1" x 3' 1" (1.85m x 0.94m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with solid wood plinth and drawers under. Fully tiled walls and floor.

KITCHEN/DINING ROOM

13' 4" x 10' 7" (4.06m x 3.23m)b (plus bay window) Light and spacious kitchen/dining room with lovely Upvc double glazed bay window to front aspect and outlook over the green. Modern fitted kitchen with an excellent range of base, wall, drawer and larder units in a high gloss white finish. Wood effect worktop with tiled surround and inset stainless steel sink. Integral eye-level double electric oven and 5 ring gas hob with extractor hood over. Integral washing machine, dishwasher and fridge/freezer. Tiled floor. Radiator. Extractor fan. Recess spotlights.

LIVING ROOM

17' 5" x 12' 3" (5.31m x 3.73m) Bright, attractive room with Upvc double glazed window and Upvc french doors with modern fitted shutters, and opening onto the garden. Matching quality engineered oak flooring. TV and telephone points. Two radiators. Door to useful understair cupboard.



FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Doors to bedrooms and bathroom. Stairs to second floor.

BEDROOM 2

13' 6" x 10' 6" (4.11m x 3.2m) (max) Large double bedroom with Upvc double glazed window to rear aspect and outlook over the gardens. Sliding triple doors to built-in wardrobe complete with hanging rail and shelf. Radiator. TV and telephone points.

BEDROOM 3

12' 2" x 10' 6" (3.71m x 3.2m) Further spacious double bedroom with Upvc double glazed window to front aspect with lovely outlook over the green space and Exminster marshes towards Woodbury Common beyond. Radiator. TV and telephone points.

BEDROOM 4

10' 0" x 6' 9" (3.05m x 2.06m) Generous sized fourth bedroom with Upvc double glazed window to rear aspect and outlook over the gardens. Radiator.

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin and bath with tiled surround, glass shower screen and mixer shower. Part tiled walls and tiled floor. Ladder style radiator. Extractor fan. Recess spotlights.

SECOND FLOOR

STAIRS/LANDING

Stairs from first floor landing to small second floor landing with door to airing cupboard housing the hot water tank and shelf. Door to bedroom 1

BEDROOM 1

22' 7" x 17' 6" (6.88m x 5.33m) (max) Wonderful master bedroom spread out across the second floor with two Upvc double glazed windows to front aspect offering superb far reaching views over the Exminster marshes towards Woodbury Common, and further Velux ceiling window. Two radiators. Sliding mirror doors to large built-in double wardrobe complete with hanging rail and shelf. TV and telephone points. Door to useful storage cupboard complete with shelving. Hatch to loft. Door to en-suite.

EN-SUITE SHOWER ROOM

6' 7" x 5' 3" (2.01m x 1.6m) Spacious en-suite with modern white suite comprising; low level w.c., hand wash basin and glass sliding door to large walk-in tiled shower enclosure with mixer shower. Velux ceiling window. Tiled floor. Ladder style radiator. Extractor fan. Recess spotlights. Shaver point. Door to useful storage cupboard complete with shelving.

OUTSIDE

FRONT

Small open front garden area laid to decorative gravel with path to front door.

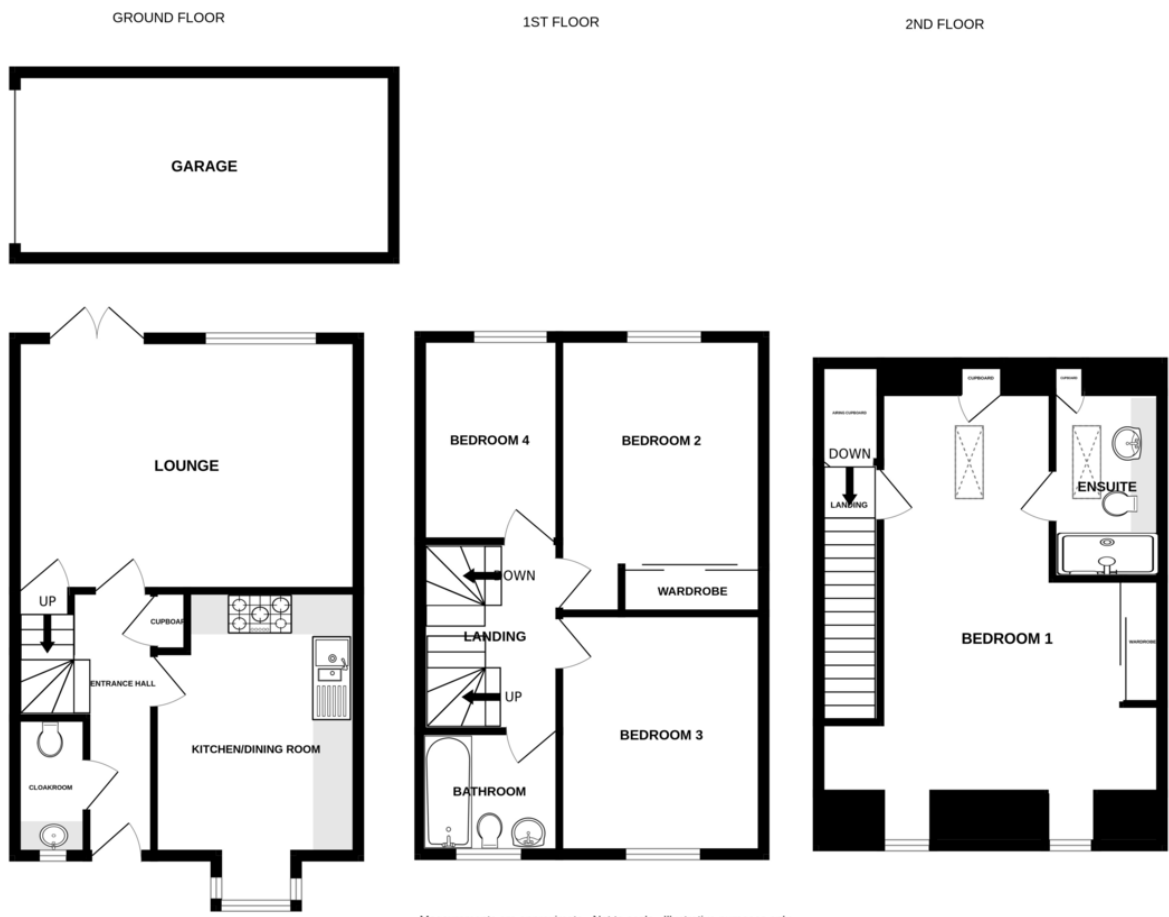
REAR GARDEN

A beautifully presented, private and low maintenance rear garden featuring an extensive composite decked terrace adjoining the rear of the property leading to raised artificial grassed areas with mature climbing greenery. The generous decking provides an excellent space for outdoor dining and entertaining. Fully enclosed with rear gated access and thoughtfully designed for easy care living.

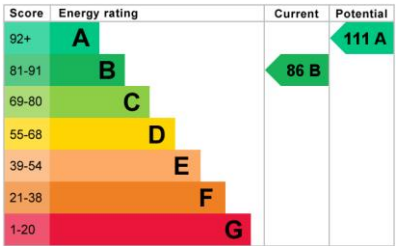
GARAGE AND PARKING

19' 3" x 9' 5" (5.87m x 2.87m) Up and over door to large single garage with eaves storage - located to the rear of the property in a residents parking area with parking space for one vehicle, further parking is available to the front of the property.





Measurements are approximate. Not to scale. Illustrative purposes only
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