



Connells

Burrator Drive  
Exeter



Burrator Drive  
Exeter EX4 2EW

for sale guide price  
**£450,000**



## Property Description

*An extended and versatile four bedroom DETACHED family home, with a one bedroom self-contained ANNEX. This lovely family home is situated on a large corner plot with plenty of off-road parking. Internally the property boasts two large reception rooms, a spacious study, stylish kitchen / breakfast room with top of the range fitted appliances. Upstairs there are four good size bedrooms and a modern family bathroom. The one bedroom annex is over two storeys and benefits from living room, kitchen, single bedroom with a shower room. The annex has its own entrance and private rear garden. The property benefits from a corner plot, with the gardens wrapping around the house. To the front is an area of lawn with off-road parking for two vehicles in front of the garage. A side gate leads through to the rear garden with further lawned area, and a patio seating area.*

## Entrance Porch

Obscured double glazed windows.

## Living Room

11' 1" x 12' ( 3.38m x 3.66m )

Double glazed bay window to the front elevation. Radiator. Stairs rising to the first floor. Archway leading through to the dining room.

## Dining Room

10' 2" x 10' 5" ( 3.10m x 3.17m )

Double glazed sliding doors to the rear elevation. Radiator. Door to the kitchen.

## Kitchen

14' 8" x 11' 1" ( 4.47m x 3.38m )

Beautifully appointed kitchen featuring a range of matching wall and base units and full height units. Peninsula island with seating space beneath. Integrated double oven. Electric hob with modern wall mounted extractor above. Inset stainless steel sink and mixer tap. Double glazed window above the sink. Plumbing for washing machine. Doors to storage space including ample understairs storage cupboard. Vertical radiator. Internal double glazed window. Door leading to a rear hallway which has a obscured double glazed door leading out to the rear garden.

## W.C.

Combination w.c. and sink vanity unit. Electric heater. Obscured double glazed window to the front elevation.

## Study

10' 10" x 8' 10" ( 3.30m x 2.69m )

Double glazed roof light. Radiator. Double glazed French doors to the rear elevation.

## Upstairs Landing

Radiator. Double glazed window to the side elevation. Loft access hatch.

## Bedroom 1

13' 10" max x 10' 5" max ( 4.22m max x 3.17m max )

Double glazed window to the front elevation. Radiator.

## Bedroom 2

8' 8" x 9' 5" ( 2.64m x 2.87m )

Double glazed window to the front elevation. Radiator.

## Bedroom 3

10' 5" x 8' 4" ( 3.17m x 2.54m )

Double glazed window to the rear elevation. Radiator. Storage.

## Bedroom 4

12' 4" into door recess x 10' 9" ( 3.76m into door recess x 3.28m )

Double glazed window to the rear elevation. Radiator.

## Bathroom

P-shaped spa bath with shower above, combination w.c. and sink vanity unit. Heated towel rail. Obscured double glazed windows to the side elevation.

## Garage

16' 6" x 7' 8" ( 5.03m x 2.34m )

Electric up and over door. Power and light.

## Outside

To the front of the property is a block paved driveway. To the rear is a landscaped garden with artificial lawn and paved seating area.

## Annexe

### Kitchen

18' 5" x 5' 4" ( 5.61m x 1.63m )

A range of wall and base units. Plumbing for washing machine. Sink with double glazed window above.

## Living Room

19' 2" x 14' 10" ( 5.84m x 4.52m )

Double glazed rear aspect window, storage radiator, double glazed rear door, telephone and TV points.

## Dining Room

11' 2" x 7' 9" ( 3.40m x 2.36m )

Double glazed windows and sliding doors to the rear elevation.

## Bedroom

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed rear aspect window.

## Shower Room

Double glazed front aspect window, shower cubicle, low level toilet, wash hand basin.

## Outside

Block paved driveway to the front and a private garden to the rear.







**Ground Floor**



**First Floor**

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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

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 Band: E

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Tenure: Freehold



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