



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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44 Fieldfare Crescent, Exmouth, EX8 5FQ

GUIDE PRICE
£425,000
TENURE Freehold



A Three Storey Semi Detached House Forming Part Of A New Residential Development With Landscaped Gardens And Garage

Thoughtfully Designed Accommodation * Open-Plan Living Space With Stylish Well Equipped Kitchen * Four Bedrooms Arranged Over The First And Second Floors * Quality Bathroom Suite * En-Suite Shower Room/Wc * Gas Central Heating * Double Glazed Windows * Approximately 8 Years Remaining Of NHBC Guarantee * Viewing Recommended

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Located within the new Goodmores development in Exmouth, this beautifully presented and enhanced four bedroom home offers spacious and versatile accommodation arranged over three floors, making it ideal for families, professionals and those seeking flexible living space. The property benefits from landscaped front and rear gardens, driveway parking for two vehicles and good size garage, together with the added advantage of an EV charging point. The property enjoys thoughtfully designed accommodation comprising of an open-plan living space fitted with a stylish well equipped 'System Six' bespoke kitchen, with bi-fold doors opening directly onto the rear garden from the living area, the first and second floors provide good size bedrooms with a stylish bathroom and en-suite shower room/wc. The fourth single bedroom has been fitted bespoke design floor to ceiling wardrobes and provides an excellent home office or study. A viewing of this high quality home is strongly recommended.

THE ACCOMMODATION COMPRISES: Pillared entrance canopy with composite front door giving access to:

RECEPTION HALL: Recessed led spotlighting, luxury vinyl wood-effect flooring, radiator, staircase rising to first floor landing.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin, WC with concealed cistern and push button flush, attractive part tiled walls, large fitted wall mirror, luxury wood-effect vinyl flooring, extractor fan, radiator.

OPEN-PLAN LIVING/DINING AREA & KITCHEN: 8.15m x 5.18m x 2.69m (26'9" x 17'0" x 8'10") **KITCHEN:** A most stylish contemporary style fitted kitchen comprising of worktops with matching upstands, with cupboards and drawer units, integrated dishwasher, refuse drawer and carousel unit beneath working surfaces. One and a half bowl single drainer sink unit, Bosch induction hob with matching glass splashback with filter extractor fan over, range of wall mounted cupboards, one housing the gas boiler for hot water and central heating with concealed lighting beneath, integrated fridge and freezer, slimline larder style cupboard, fitted shelving, recessed ceiling led spotlighting, ceiling extractor fan. **LIVING/DINING AREA:** Enjoys an upright stylish radiator plus traditional radiator, bi-fold double glazed doors opening onto the rear garden, TV point, access to good size cupboard with plumbing for automatic washing machine and electric consumer unit, luxury vinyl wood-effect flooring throughout.

FIRST FLOOR LANDING: Radiator, recessed ceiling spotlighting, linen cupboard housing water cylinder and shelving with shelf, staircase rising to SECOND FLOOR.

BEDROOM 2: 4.27m x 2.9m (14'0" x 9'6") A spacious double bedroom with TV point, radiator, uPVC double glazed window overlooking the rear aspect enjoying a lovely outlook of the gardens and fields beyond.

BEDROOM 3: 3.86m into wardrobe recess x 2.92m (12'8" x 9'7") Radiator, uPVC double glazed window to front aspect.

BEDROOM 4: 2.36m x 1.55m (7'9" x 5'1") Fitted with bespoke design floor to ceiling wardrobes with clothes rail and shelving, radiator, uPVC double glazed window to rear aspect, again enjoying lovely views over the rear aspect.

FAMILY BATHROOM/WC: 2.11m x 1.73m (6'11" x 5'8") Comprising of bath with shower unit over, shower splash screen, wash hand basin, WC with concealed unit and push button flush, extensively tiled walls, large fitted wall mirror, shaver socket, chrome heated towel rail, recessed ceiling spotlighting, ceiling extractor fan, colour co-ordinated flooring, uPVC double glazed window, deep tiled window sill with patterned glass.

SECOND FLOOR LANDING: Recessed ceiling spotlighting, smoke detector, access to good size eaves storage space. door to:

BEDROOM 1: 3.99m x 3.2m (13'1" x 10'6") A super bedroom suite with **WALK-IN WARDROBE:** 2.21m x 1.78m (7'3" x 5'10") with clothes rail and shelf. Radiator, two double glazed velux windows with fitted blinds, allowing an abundance of light, TV point.

EN-SUITE SHOWER ROOM/WC: 3.33m x 1.32m (10'11" x 4'4") plus shower recess. Fitted with a rainfall shower head hose with detachable shower head hose, shower splash screen door, tiled cubicle, wash hand basin with large fitted wall mirror over, WC with concealed cistern and push button flush, extensively tiled walls, colour co-ordinated flooring, chrome heated towel rail, recessed ceiling led spotlighting, ceiling extractor fan, uPVC double glazed window with patterned glass.

OUTSIDE: Enjoying a superb position within the development, the property has landscaped gardens comprising artificial lawned front garden with patio pathway leading to the property. Tarmacadam driveway provides parking for two cars, leading to the garage, electric EV charging point, outside lighting. The rear garden is a wonderful feature of the property, beautifully landscaped comprising of good size patio sun terrace, with outside lighting. Artificial lawned garden with two further patio areas, ideally positioned to enjoy the best of the sunshine throughout the day. There are raised flower and shrub beds offering an abundance of colour. Outside cold water tap. Outside power socket. The garden offers a high degree of privacy and seclusion.

GARAGE: 6.07m x 3.05m (19'11" x 10'0") Up and over door, power and light connected, storage in roof void, uPVC double glazed door with patterned glass giving direct access through to the garden.

FLOOR PLAN:

