

Guide Price £575,000
4 Wordsworth Close, Exmouth, EX8 5SQ



- Immaculate 4 / 5 Bed Detached Family Home • Gas Centrally Heated & uPVC Double Glazed • Living Room, Sun Room / Family Room Extension, Bedroom / Reception Room • Stunning Kitchen / Dining Room, Utility Room, Walk In Pantry Room & Cloakroom • Master Bedroom En-Suite Shower Room & Separate Family Bathroom • Double Width Driveway, Single Garage With Access To Store • Fantastic Landscaped Rear Garden With Insulated Garden Room • Viewing Strongly Recommended



Open Storm Porch

Step up to a part obscure glazed front entrance door, leading to:

Ground Floor

Entrance Hall

A welcoming space that has a staircase rising to the first floor. Radiator. Smoke alarm. Small under stairs storage cupboard. Coved ceiling. Engineered wood flooring. Oak veneer glazed double doors leading to the kitchen / dining room and oak veneer doors leading to the living room and:

Cloakroom

Obscure glazed window to front. Low level WC. Wash hand basin with storage drawers beneath. Wall mounted coat hooks. Heated towel rail radiator. High level electric trip switch consumer unit. Engineered wood flooring.

Living Room 16'1" (4.9m) x 11'3" (3.43m)

A lovely dual aspect room that has a walk in bay window to front and an additional window to the side aspect. Focal point of a gas fireplace with an attractive limestone fireplace surround, mantle and hearth. Coved ceiling. Radiator. Arched recess.

Kitchen / Dining Room 25'5" (7.75m) x 10'2" (3.1m)

A feature of this property is this fantastic open plan and stylishly finished room that acts as the "hub of the house". 2 x Windows to the rear with views over the rear garden. The kitchen comprises of an excellent range of floor standing and wall mounted cupboard and drawer storage units with attractive "Minerva" works surfaces and matching up stands above. Solid wood breakfast bar area. The large range master cooker is available via separate negotiation - it has a splash back and an extractor fan above. Integrated Neff microwave and dishwasher. Inset, stainless steel, one and a half bowl sink with an integrated drainer unit to the side and a mixer tap with flexi hose above. Solid wood shelving. Engineered wood flooring. Upright radiator. Inset ceiling lights to kitchen area and pendant lighting to dining area. Heat detector. Ample space for large dining table and chairs. Archway leading through to the utility room and large opening leading to:

Sun Room / Family Room Extension 14'2" (4.32m) x 11'4" (3.45m)

A fantastic addition to the property that incorporates windows to the side and rear aspect that have integrated blinds, a glazed feature apex window and two large Velux windows to the roof. Double opening French doors leading out to the rear garden. Tile effect flooring. Upright radiator. Doors leading to large walk in pantry room and door leading to:

Bedroom 5 / Reception Room 16'10" (5.13m) x 8'7" (2.62m)

Window to front. Upright radiator. This room is currently used as a bedroom but could be utilised for various uses.

Walk In Pantry Room 10'9" (3.28m) x 6'5" (1.96m)

Window to rear. Range of floor standing and some wall mounted cupboard storage units. Work surface above to one area. Space for an appliance under the work surface. Tile effect flooring. Upright radiator. Internal window to bedroom. Wall mounted coat hooks.

Utility Room 7'5" (2.26m) x 5'0" (1.52m)

Modern fitted floor standing and wall mounted cupboard storage unit units with "Minerva" work surfaces and matching up stands above. Integrated "Butler" style sink with Flexi hose mixer tap above. Space for a free standing fridge. Wall mounted heating control. Wall mounted heated towel rail. Engineered wood flooring. Wall mounted boiler that has seven years of a 12 year warranty remaining. Space and plumbing for a washing machine. Part glazed door reading out to the side pathway and rear garden.

First Floor

Landing

Window to side. Radiator. Smoke alarm. Airing cupboard that has slatted shelving. Oak veneer doors leading to:

Master Bedroom 13'10" (4.22m) x 11'6" (3.51m)

Fantastic master bedroom that enjoys a vaulted ceiling and that has a feature window to the front. Radiator. Built in double wardrobe with hanging rails and shelving. Door leading to:



En - Suite Shower Room

Obscured glazed window to side. Stylishly finished en-suite shower room that has a large, low profile, walk in shower that has tiled splash backs to ceiling height, splash screen, two storage niches and a thermostatically controlled rainfall shower head and separate shower attachment. Concealed cistern low level WC with display above. Large oval bowl sink with a mixer tap above and storage cupboards beneath the the sink. Large wall mounted mirror with additional storage cupboards above and automatic lighting. Inset ceiling lights. Extractor fan. Tiled flooring. Heater towel rail radiator.

Bedroom 2 10'10" (3.3m) x 10'4" (3.15m)

Window to rear. Radiator.

Bedroom 3 9'5" (2.87m) x 7'6" (2.29m)

Window to rear. Radiator. Plus door recess.

Bedroom 4 9'1" (2.77m) x 7'0" (2.13m)

Window to front. Radiator.



Family Bathroom

Obscure glazed window to rear. Modern fitted white suite that comprises of a P shaped bath that has attractive tiled splash backs to ceiling height, splash screen and a thermostatically controlled shower above. Concealed cistern WC with display above. Vanity wash hand basin with storage cupboards beneath. Heated towel rail radiator. Wall mounted heated mirror with an integrated lighting (sensor controlled). Tiled flooring. Extractor fan. Inset ceiling lights

Externally

Front Of Property

To the front of the property is an area of garden that is laid to decorative stone with a shrub border, well stocked with established plants and shrubs. Evergreen boundary to front. Outside water tap. Outside meter box. Courtesy lighting. A double width driveway provide off road parking for two motor vehicles and leads to:

Single Garage 17'7" (5.36m) x 9'5" (2.87m)

Up and over door to front. Power and light connected. Fitted storage units to the rear. Space saving staircase rising to:

Store 18'2" (5.54m) x 9'5" (2.87m)

Radiator. Part sloped ceilings. 4 x double electric sockets. Could be utilised for different uses.

Rear Garden

To the rear of the property is a landscape and immaculately kept enclosed garden. Laid immediately adjacent to the rear of the property is a paved patio area with additional composite deck, providing the ideal for outdoor dining and sitting during fine weather. A step then leads up to the remainder of the garden that is predominantly laid to lawn with raised shrub beds that incorporate a variety shrubs and flowers and to the rear of the garden is a shingle garden area with two attractive palm trees. Outside water tap. Timber fenced boundaries. Front pedestrian access via a timber garden gate to the side. A feature of this property is the fantastic garden room and covered area that is located at the rear end of the garden. The covered area has a ceiling mounted heater as well as outside power sockets. Double doors then lead to:

Garden Room 12'5" (3.78m) x 10'11" (3.33m)

2 x Windows to front. Vinyl flooring. Power and light connected. Wall mounted electric panel heater. Wall mounted electric consumer unit. Broadband. This room could be used for a variety of uses, including a home gym, playroom, office, salon etc

Tenure

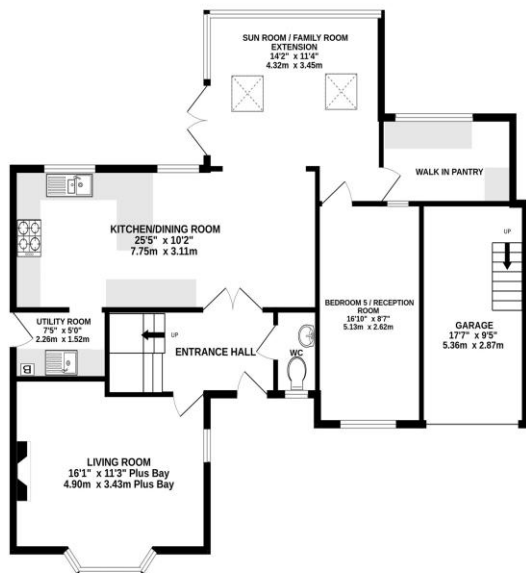
The property is FREEHOLD

Services

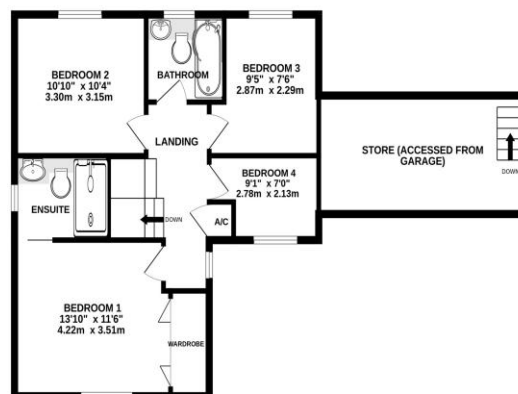
All mains services are connected. Council Tax Band E. The property is on a water meter.



GROUND FLOOR



1ST FLOOR



4 WORDSWORTH CLOSE

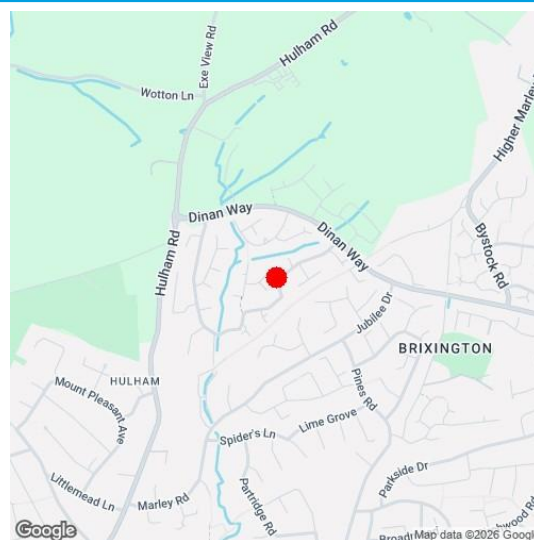
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From our prominent town centre office turn right down Rolle Street and then take a left at the first roundabout and proceed onto Exeter Road before taking a right hand turning into Hulham Road signposted Ottery St Mary and Honiton. Proceed along this road for approximately 1 mile. Before leaving Exmouth, take the last road on the right into Dinan Way and then the 3rd right into Byron Way. Continue along this road and take the first right hand turning into Wordsworth Close. The property will be immediately on the right hand side, clearly identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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