



Connells

Knowle Drive  
Exeter



Knowle Drive  
Exeter EX4 2EH

for sale    guide price  
**£325,000**



## Property Description

**GUIDE PRICE £325,000-£350,000** - A well-presented, semi-detached family home in a popular location, on the edge of Exeter, offering a spacious layout with three good sized bedrooms. The property is designed over a split-level floor layout, with living room, kitchen, and conservatory on the lower ground floor, two double bedrooms and a modern recently fitted shower room on the middle floor, then a large main bedroom on the 2nd floor. This large bedroom was designed with a dormer style loft conversion opening space up into the loft area. A further set of steps leads to a loft area, offering a great space for use as a home office/study space or a great playroom/social space for families. Externally the property offers a private driveway and single garage to the front. At the rear, there is a tiered garden with several sitting areas as well as a large lawn area. At the top of the garden there is a fantastic view across the Valley towards parts of Exeter.

## Entrance Porch

Glazed entrance porch with door to side.

## Living Room

Double glazed front aspect window, gas fire (not used), two wall mounted radiators.

## Kitchen

Double glazed front aspect window, wall and base units, work surfaces, electric oven, gas hob with extractor over, boiler, space for fridge freezer and dish washer.

## Conservatory/ Dining Room

To the side of the house, with door to front and rear, plumbing for washing machine and space for tumble dryer..

## First Floor Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

## Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

## Wet Room

A modern, recently fitted shower room with double glazed obscured side aspect window, under floor heating, mains rainfall shower, low level toilet, wash hand basin, heated towel rail.

## Second Floor Bedroom 1

Converted Dormer. Two double glazed front aspect windows. Door to eaves storage.

## Loft Room

Two skylight windows, eaves storage.

## Outside

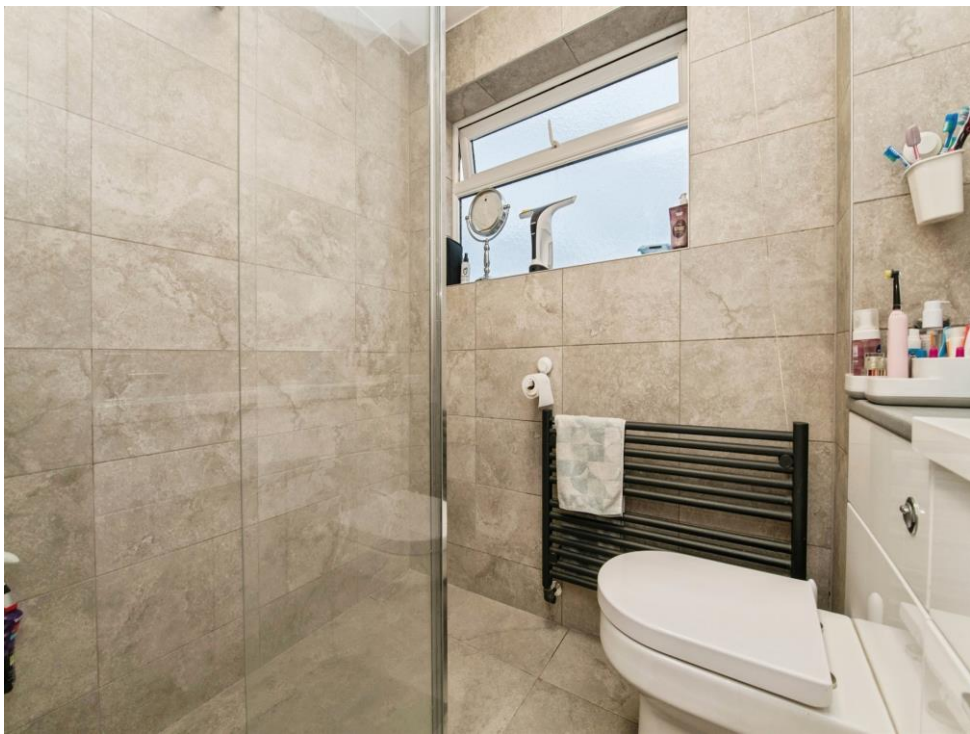
Driveway parking to front. Front garden with terraced levels. Large rear garden with lawn, decking area, shed.

## Garage

Up and over door, power.



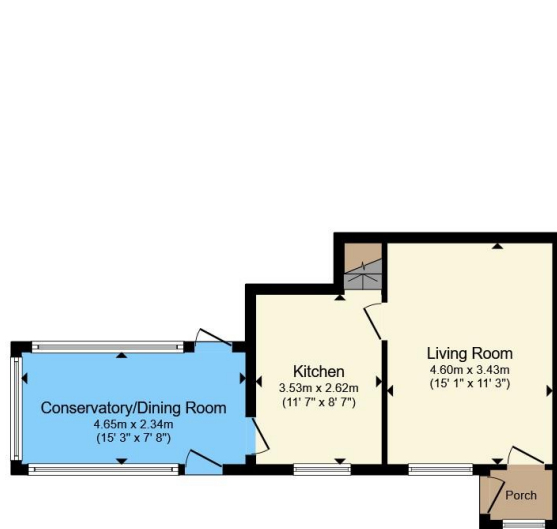












**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 100.4 m<sup>2</sup> (1,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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8-9 South Street  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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