



Connells

Rifford Road
Exeter

Rifford Road
Exeter EX2 5LT

for sale guide price
£300,000



Property Description

GUIDE PRICE £300,000 - £325,000. Situated in a prominent corner plot position on the ever-popular Rifford Road, this spacious semi-detached home offers generous and versatile accommodation, making it an ideal choice for growing families.

The ground floor comprises a large and welcoming living room, providing an excellent space to relax and entertain. The modern fitted kitchen offers a range of contemporary wall and base units and opens via an attractive archway into the dining area, creating a sociable layout ideal for everyday family living. To the rear, a useful extension provides a separate utility room with direct access to the garden. Upstairs, the property offers four versatile bedrooms. Three are generous double rooms, while the fourth provides an ideal space for a home office, nursery or study. A stylish modern family bathroom completes the first-floor accommodation.

Externally, the property continues to impress. The rear garden has been designed for ease of maintenance and features a spacious triangular patio, perfect for outdoor dining and entertaining, along with gated side access to the front of the property.

To the front, the home enjoys a private setting, set back from Rifford Road behind attractive raised flower beds that create a pleasant and enclosed approach. A substantial driveway provides ample off-road parking for multiple vehicles.

Entrance Hall

Boiler cupboard.

Living Room

Double glazed front aspect window, wall mounted radiator.

Dining Room

Double glazed rear aspect window, wall mounted radiator.

Kitchen

Wall and base units, work surfaces, Range cooker, gas hob with extractor over, Belfast sink, built-in fridge freezer, arch to dining room.

Utility Room

Double glazed rear aspect window, door to garden.

Ground Floor Bathroom

Double glazed front and side aspect window, corner bath, electric shower, low level toilet, wash hand basin, wall mounted radiator.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En-Suite

Double glazed front aspect window, bath with electric shower over, low level toilet, wash hand basin.

Bedroom 2

Double glazed rear aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bedroom 4/ Study

Double glazed side aspect window, wall mounted radiator.

Front Garden

Flower beds to front.

Rear Garden

Patio garden, gate to front.

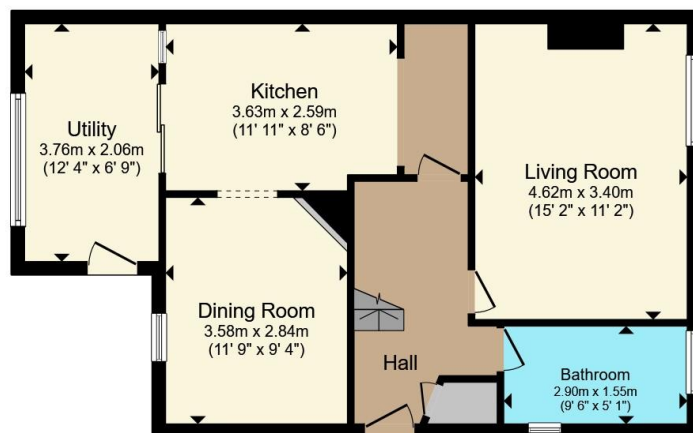
Parking

Driveway parking for 3/4 cars.

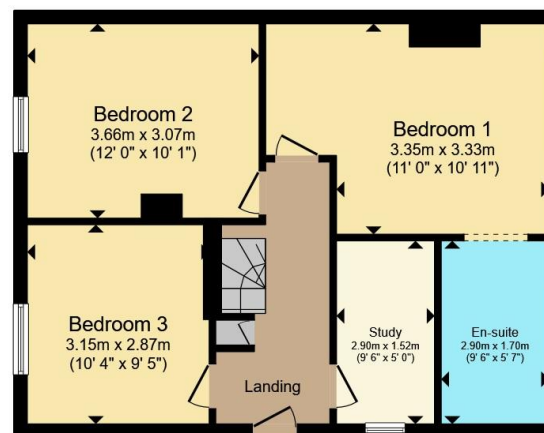








Ground Floor



First Floor

Total floor area 112.2 m² (1,208 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

Connells

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8-9 South Street
EXETER EX1 1DZ

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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