Byron Road, EX2

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27





Byron Road, EX2

> A superbly presented three/four bedroom home on the edge of Broadfields, offering excellent access to and from the city. Featuring two reception rooms, a ground floor office/fourth bedroom, kitchen, family bathroom, downstairs WC, garden and off-street parking.

- A beautifully presented family home
- Situated in a quiet cul-de-sac location
- Perfect for young families
- Three bedrooms
- Living room, dining room & kitchen
- Free-flowing, open-plan accommodation
- Converted garage that can be an office, play room or fourth bedroom
- Off-street parking, front & rear gardens
- Bathroom & downstairs W.C

This beautifully presented home is ideal for anyone looking to be on the outskirts of the city, while retaining access to amenities, schools and shopping facilities. The property is situated in Bryon Road, on the edge of Broadfields and Heavitree, meaning easy access to the M5 and major road networks, as well as St. Nicholas Primary School and St. Peters High School. Several supermarkets and retail parks are also just a short drive away.

The property has an entrance hall which leads into the living room and converted garage. The living room is a light space with a south-west facing window to the front and an opening through to the dining room. The garage has been converted to a spacious room that is currently used as an office and play room, it could also be a fourth bedroom if needed. Also from here is a door to the downstairs WC. To the rear of the house is the dining room and kitchen, an open-plan space with plenty of windows to the rear and a door out to the rear garden. The dining area has plenty of room for a table and chairs and flows nicely into the kitchen area, which has fitted units and integrated appliances including oven, hob, extractor and dishwasher. There is also space for an American style fridge freezer and washing machine.





- On the first floor there are three bedrooms and the family bathroom. Bedroom one is a spacious double room with fitted wardrobes and a window to the front. Bedroom two is a double room with fitted wardrobes and a window to the rear overlooking the rear garden and giving views of the surrounding field. Bedroom three is a single room with a window to the front. The family bathroom has a panelled bath with shower area, a white WC and matching sink. There is a window to the rear, tiled flooring and wall plus a radiator and heated towel rail.

  Externally, there is a lawned garden to the front with a driveway to the side. The generous rear garden has been laid with with composite decking and is bordered by fencing with views over the surrounding field.

  Overall, this is a fantastic opportunity to acquire a lovely family home in a quiet location, with little or no work to do. Viewing is highly recommended.











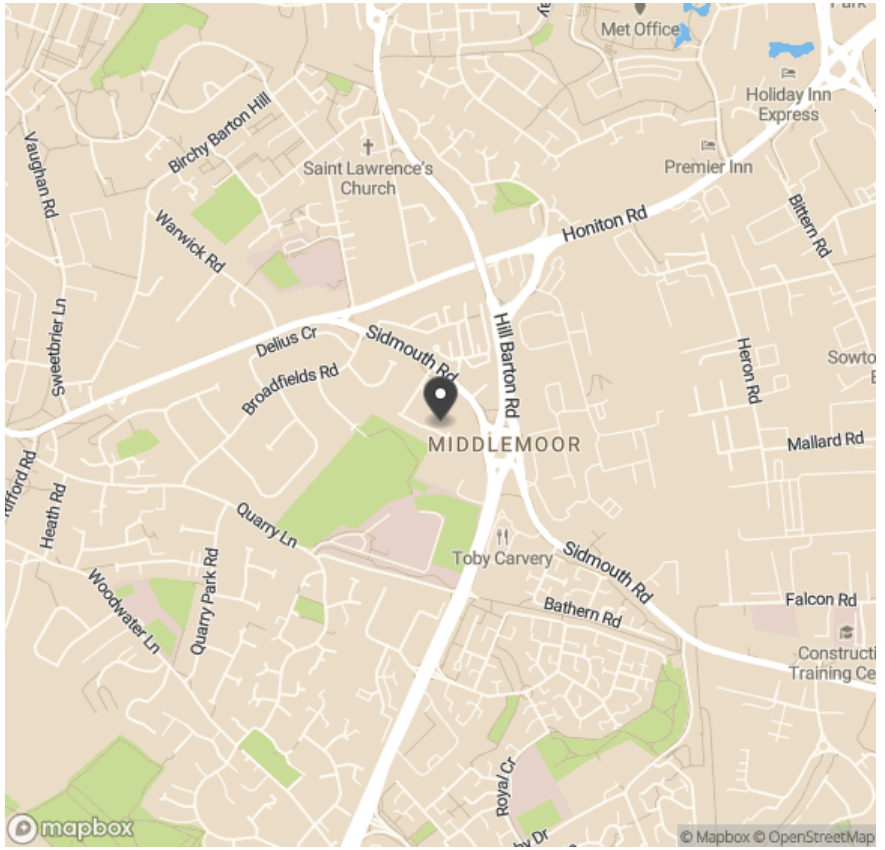
LOCATION

Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **65**

Potential: **77**



FLOOR PLAN

974 sq ft (90 sq m)



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Chris Heal

For viewings, further information or a free property valuation contact:

07513 649 554 | 020 3150 0733

cheal@moveli.co.uk

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