



West of 

Stemson Avenue

Exeter

£395,000

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A beautifully presented and light filled modern Redrow three bedroom home, ideally positioned overlooking a central green. The property offers spacious and well proportioned accommodation which has been upgraded by the current owners including a stylish upgraded System 6 kitchen and bathrooms, plus quality oak doors. The property has a wonderful and tastefully landscaped private rear garden, plus a generous sized single garage and driveway parking for two vehicles. Perfectly located for a range of local amenities, including a range of shops and large supermarkets, schools and local train link. Plus excellent access to the city centre and major road network. Must be seen to be appreciated!

Attractive Redrow modern semi detached property | Three good sized bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Upgraded System 6 kitchen | Master bedroom with en-suite | Modern bathroom | Beautifully landscaped private two tier garden | Large single garage and driveway parking for two vehicles | Must be viewed

LOCATION

76 Stemson Avenue is situated within the popular Harringtons development in Exeter, a modern Redrow built community offering a pleasant residential setting with green open spaces. The property is conveniently positioned for everyday amenities, with Aldi, Sainsburys and Lidl within easy reach, while local schools, parks and sporting facilities also nearby.

The development provides excellent access to Exeter city centre, with its wide range of shopping, dining and leisure facilities, while the nearby road network provides convenient connections for commuters. Pinhoe railway station is approx half a mile away, providing an additional transport option.

PROPERTY DETAILS:

APPROACH

Covered entrance canopy. Composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Traditional style hallway with stairs to first floor. Quality Amtico wood effect flooring. Radiator. Doors to understair built-in storage system including cupboard, shoe store and coat hanging space. Door to cloakroom. Glass panel doors to living room and kitchen/dining room.

CLOAKROOM

5' 7" x 2' 9" (1.7m x 0.84m) Upvc double glazed window to side aspect with obscure glass. Modern white low level w.c. and hand wash basin set on solid oak unit with cupboard under. Matching quality Amtico floor. Radiator.

LIVING ROOM

15' 9" x 10' 8" (4.8m x 3.25m) A beautifully presented, light and spacious living room with large Upvc double glazed window to front aspect with outlook over the central green space. The room has been stylishly finished with contemporary decor featuring a striking feature media wall with natural slatted wood effect panelling, with wall mounted TV bracket and wall mounted modern glass fronted electric flame effect fire. Radiator. TV and telephone points.



KITCHEN/DINING ROOM

17' 6" x 11' 4" (5.33m x 3.45m) Superb kitchen/dining room with an upgraded System 6 kitchen forming a stylish and sociable heart of the home. The contemporary navy and white cabinets are complemented by quality polished quartz worktops, integrated appliances including Quality Caple gas hob, extractor hood and electric eye-level double oven, plus fridge/freezer. Other features include; concealed worktop lighting and large breakfast island with seating for three. A door leads to a useful utility cupboard with space and plumbing for stackable washing machine and dryer. The generous sized dining area provides an ideal space for entertaining with wide french doors opening directly onto the garden creating a wonderful connection.

FIRST FLOOR

STAIRS/LANDING

Stairs lead up from the entrance hallway to a light and spacious landing with Upvc double glazed window to side aspect. Hatch to the loft space. Door to large over stair cupboard housing the gas combi boiler and storage space. Doors to bedrooms and bathroom.

BEDROOM 1

13' 8" x 10' 0" (4.17m x 3.05m) (max) Bright and generously proportioned master bedroom with large window to front aspect with outlook over the central green. Radiator. Sliding doors to built-in wardrobe complete with storage system of hanging rail, drawers and shelving. Fitted headboard and matching bedside cabinets with feature wall lighting. Door to en-suite.

EN-SUITE

7' 0" x 4' 1" (2.13m x 1.24m) Stylish en-suite featuring a modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawers under and glass sliding door to a large walk-in shower enclosure with mixer shower, large fixed shower head and additional handset. Quality wood effect flooring. Extractor fan. Recess spotlights. Shaver point. Chrome ladder style radiator.

BEDROOM 2

11' 6" x 8' 7" (3.51m x 2.62m) (plus built-in wardrobe and door recess) Exceptionally presented further double bedroom with window to rear aspect and outlook over the garden. Double doors to built-in wardrobe complete with hanging rail and shelf. Radiator.

BEDROOM 3

8' 7" x 6' 8" (2.62m x 2.03m) (max to back of wardrobes) Contemporary and thoughtfully designed third bedroom which could also be used as office/study with window to rear aspect. Radiator. Range of quality fitted built-in furniture comprising; twin double wardrobes and open shelving unit.

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) Stylish and modern family bathroom offering a sophisticated feel and features a white suite with low level w.c., hand wash basin and bath with shower over and glass shower screen. Attractive textured wall tiling and contrasting dark floor tiles. Feature diamond shaped window with obscure glass. Shaver point. Extractor fan. Chrome ladder style radiator.

OUTSIDE

FRONT

Open garden laid to decorative slate chippings and planted with a range mature shrubs. Paved path to front door and tarmac driveway with parking for two vehicles leading to a single garage.

GARAGE

20' 0" x 10' 5" (6.1m x 3.18m) Electronic roller door opens to a larger than average single garage with light and power, and eaves storage.

REAR GARDEN

A beautifully landscaped and exceptionally private two tier garden, thoughtfully designed to provide a variety of attractive outdoor spaces.

The upper terrace provides a private and peaceful outdoor retreat thoughtfully landscaped with attractive slate borders, established planting complimented by natural stone paving, timber decking and artificial lawned area.

The lower garden is paved with a deep border tastefully planted with mature shrubs - providing a wonderful entertaining and relaxation space.

A superbly designed, low maintenance garden offering a good deal of privacy, versatility and outdoor living space.

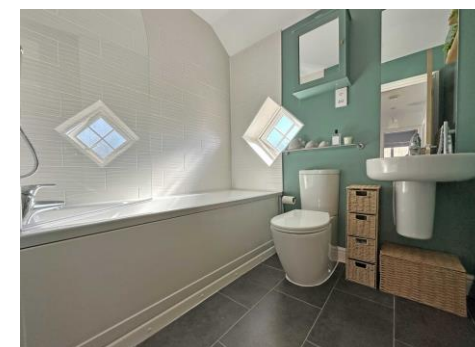


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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