



Connells

Guinevere Way
Exeter

Guinevere Way
Exeter EX4 8LQ

for sale guide price
£375,000



Property Description

GUIDE PRICE £375,000 - £400,000

Situated within the sought-after Guinevere Way, this spacious detached family home offers beautifully presented accommodation throughout, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall leading to the ground floor rooms. A stylish, fully fitted kitchen with a separate utility area and w/c, providing additional storage and workspace, is positioned at the back of the property. The spacious open plan living and dining room creates an ideal setting for everyday family life and entertaining, while the adjoining conservatory overlooks the rear garden and provides an additional reception space filled with natural light. The former integral garage has been thoughtfully converted to create a versatile room, ideal as a guest bedroom, home office or study, depending on individual requirements. Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities. The remaining bedrooms are served by a modern family bathroom.

Outside, the front of the property benefits from a private driveway providing off-road parking for two to three vehicles. The rear enclosed garden has been beautifully maintained and features tiered flagstone and decking levels bordered by mature flower beds, pavior stone patio seating area ideal for outdoor entertaining, in a private tucked away garden.

Living Room

Double glazed front aspect window, feature electric fire, two wall mounted radiators.

Dining Room

French doors to conservatory, wall mounted radiator.

Kitchen

Double glazed rear aspect window, newly installed kitchen comprising soft close wall and base units, work surfaces, sink unit, built-in double electric oven with microwave, induction hob with extractor hood, built-in dishwasher and freezer.

Utility Area

Boiler, door to side.

Downstairs WC

Double glazed rear aspect window, low level toilet, wash hand basin.

Study

(Converted garage). Double glazed front aspect window, wall mounted radiator.

Conservatory

French doors to garden, two wall mounted radiators.

Landing

Cupboard housing Megaflow hot water cylinder.

Bedroom 1

Double glazed front aspect window, wall mounted radiator.

En-Suite

Double glazed front aspect window, mains shower, wash hand basin with cupboard below, part tiled

Bedroom 2

Double glazed front aspect window, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bedroom 4

Double glazed rear aspect window, wall mounted radiator.

Shower Room

Double glazed rear aspect window, large walk-in electric shower, low level toilet, wash hand basin.

Rear Garden

Patio areas and mature planted flower beds throughout.

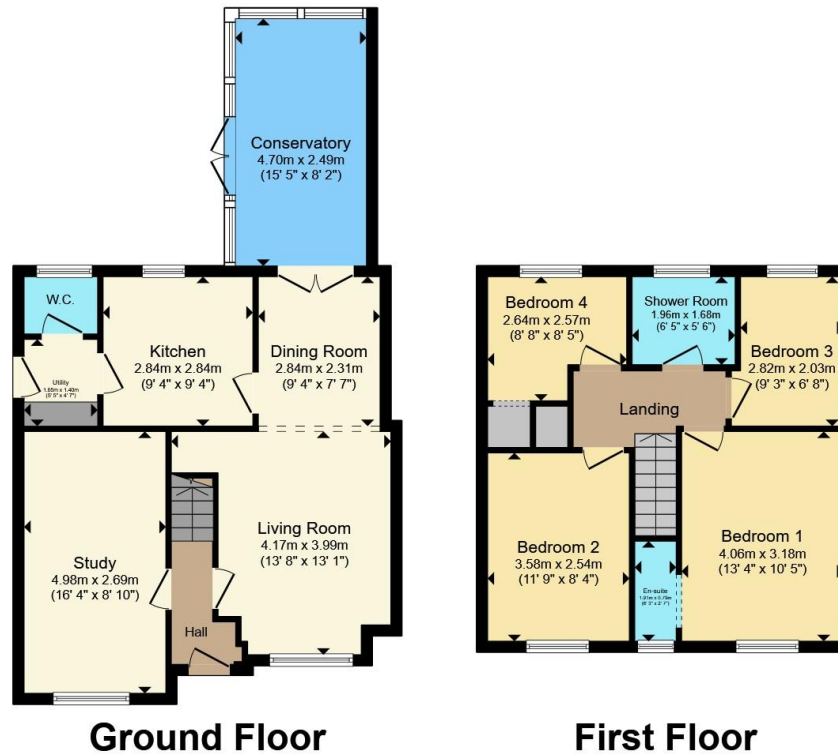
Parking

Driveway parking at the front of the property for two cars.









Total floor area 110.3 m² (1,188 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



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

Tenure: Freehold

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