



2 Badger Close, Exeter, EX2 5SG  
£650,000

  
FRANCIS LOUIS  
Residential

An exceptional four-bedroom detached residence offering beautifully proportioned accommodation throughout, with all bedrooms being generous doubles, complemented by a large driveway, double garage and well-maintained gardens.

This impressive home is approached via a spacious private driveway, providing ample off-road parking, alongside a double garage with electric door, enhancing both convenience and security. A well-kept front garden adds to the property's strong kerb appeal, creating a welcoming first impression.

Internally, the property offers a superb balance of elegant reception space and practical family living. The separate living room is a standout feature, centred around a striking fireplace which creates a warm and inviting focal point, perfect for both relaxing and entertaining. To the rear, the large kitchen and dining room forms the heart of the home, offering an expansive and sociable space ideal for family life and hosting guests, with direct access to the garden enhancing the indoor-outdoor flow. A separate utility room provides additional workspace and storage, while a dedicated home office and downstairs WC further enhance the ground floor's practicality.

Upstairs, the property continues to impress with four spacious double bedrooms, all benefiting from built-in Storage, ensuring excellent storage throughout. The principal bedroom offers a luxurious retreat, complete with a large en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a generous rear garden with a patio area, perfect for outdoor dining and entertaining, alongside a lawned section ideal for family use. The combination of front and rear gardens provides both privacy and versatility.

The property is ideally located with excellent access to the M5 motorway and wider transport links, making it well suited for commuters. A range of local amenities, schools and everyday conveniences are within easy reach.



## Ground Floor

The ground floor of the property has been thoughtfully arranged to offer an excellent balance of spacious reception areas and practical day-to-day living, making it ideally suited to modern family life.

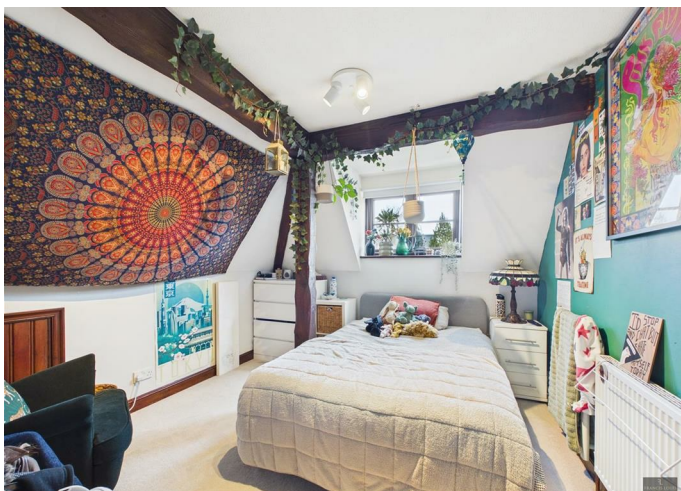
Upon entering, you are welcomed into a bright and inviting hallway that provides access to the principal rooms. The living room is a standout feature, offering generous proportions and centred around a striking fireplace, creating a warm and comfortable environment for both relaxing evenings and entertaining guests. Its size allows for a full range of furnishings while maintaining a sense of openness and light.

To the rear of the property, the large kitchen and dining room forms the true heart of the home. This impressive space has been designed with both functionality and sociability in mind, offering ample worktop space, storage and room for appliances, alongside a generous dining area that comfortably accommodates a family-sized table. The layout is ideal for everyday use as well as hosting, with a natural connection to the garden enhancing the overall flow of the space.

A separate utility room provides additional workspace and storage, helping to keep the main kitchen area organised and uncluttered. This is particularly beneficial for busy households, offering a dedicated space for laundry and practical tasks.

The ground floor also benefits from a dedicated home office, a valuable addition for those working remotely or requiring a quiet study space. This versatile room could also serve as a playroom or additional reception area depending on individual needs. Completing the ground floor is a downstairs WC, adding further convenience for both residents and guests.

Overall, the ground floor offers a well-balanced and highly functional layout, combining generous living space with practical features, all designed to support comfortable and flexible modern living.



## Upstairs

The first floor of the property continues the impressive sense of space and quality found throughout the home, offering well-proportioned accommodation perfectly suited to modern family living.

The standout feature is the principal bedroom suite, a generously sized and beautifully presented room that provides a calm and private retreat. The space comfortably accommodates a large bed and additional furnishings, while benefiting from extensive built-in Storage. The room is further enhanced by a large en-suite bathroom, offering both convenience and a touch of luxury.

In addition, there are three further spacious double bedrooms, all of which benefit from built-in wardrobes, ensuring excellent storage throughout. Each room offers flexibility for family members, guest accommodation or alternative uses such as a home office or dressing room, depending on lifestyle needs. The consistent proportions across all bedrooms are a key feature of the property, making it particularly well suited to growing families.

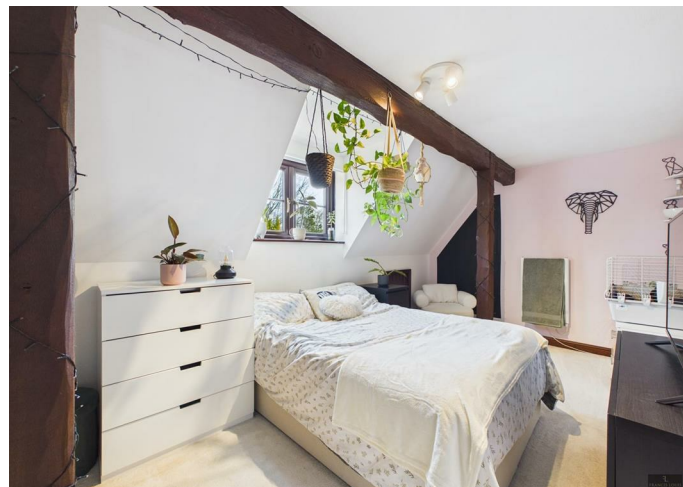
The remaining bedrooms are served by a family bathroom, well positioned to accommodate the household and offering practical space for daily use.

Overall, the upstairs provides a superb combination of generous bedroom sizes, excellent storage and a well-balanced layout, creating comfortable and adaptable accommodation for a range of buyers.

## Outdoors & Location

The external space of the property is equally impressive, offering a well-balanced combination of practicality, privacy and attractive outdoor living. To the front, the home benefits from a large private driveway, providing ample off-road parking for multiple vehicles, alongside access to a double garage with electric door, ideal for secure parking, storage or workshop use. A well-maintained front garden enhances the overall kerb appeal, creating a welcoming approach to the property.

To the rear, the property enjoys a generous and enclosed garden, perfectly suited for family life and outdoor







Ground Floor

Approximate total area<sup>(1)</sup>  
2394 ft<sup>2</sup>  
Reduced headroom  
71 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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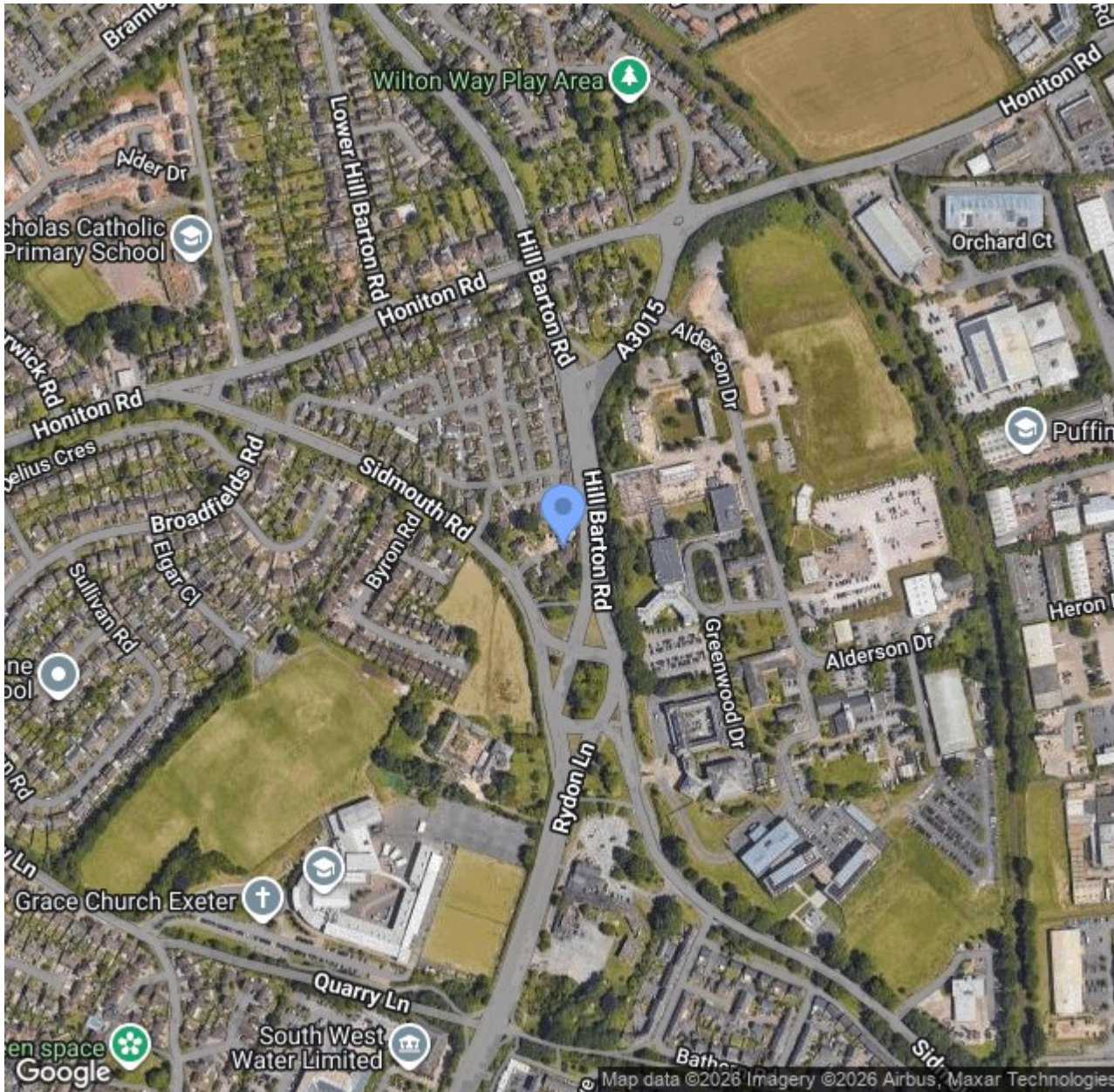


entertaining. The space features a patio area, ideal for al fresco dining, relaxing or hosting guests during the warmer months. The garden offers a good level of privacy and a pleasant setting that can be enjoyed throughout the year.

The property is ideally positioned within a desirable residential area, offering a strong sense of community while remaining highly convenient. There is excellent access to the M5 motorway and major road links, making it particularly well suited for commuters. In addition, a range of local amenities, schools, shops and everyday conveniences are within easy reach, ensuring a practical and well-connected lifestyle.

Overall, the outside space and location combine to provide an excellent balance of privacy, accessibility and family-friendly living, making this home ideally suited to modern buyers seeking both comfort and convenience.





- Impressive four-bedroom detached family home
- All bedrooms are generous doubles with built-in Storage
- Principal bedroom with large en-suite bathroom
- Spacious kitchen and dining room ideal for family living
- Separate living room with feature fireplace
- Dedicated home office plus downstairs WC
- Utility room providing additional storage and practicality
- Double garage with electric door and large private driveway
- Generous rear garden with patio plus additional front garden
- Excellent location with easy access to the M5, transport links and local amenities

Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG  
t. 01392 243077 | e. info@francisloUIS.co.uk | www.propertysoftwaregroup.com