



**Connells**

Nile Road  
Exeter



## Property Description

*This desirable corner plot offering excellent privacy located within the highly sought-after Great Woodcote Park development ideally situated for modern family living with spacious interior, enhanced by Charles Church who built Nile Road in 2015. The welcoming family home starts with a generous entrance hall leading to a light-filled living room, creating a perfect space for relaxing evenings. The open-plan kitchen-diner is a true highlight, featuring stylish modern cabinetry, integrated appliances, and ample room for dining and entertaining the property includes not only a good sized handy utility room but also a guest cloakroom completing the modern desirable ground floor layout. Upstairs includes a spacious wrap around landing leading to the master room where you'll find a peaceful retreat with a luxurious en-suite. Further you'll find three well-sized double bedrooms provide excellent accommodation for family or guests and a desirable family bathroom, recently refurbished to a wet-room style which includes floor-to-ceiling tiles. Nile Road also includes a beautifully landscaped rear garden, a outdoor haven with a paved patio perfect for al-fresco dining, a well-maintained lawn for relaxation, and a large storage shed for additional space Just a short walk from Topsham, Trinity School, Exeter Golf and Country Club, and with convenient bus and train links to Exeter City Centre.*

## Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

## Entrance Hall

Double glazed front aspect door, tiled floor, under stairs storage, wall mounted radiator.

## Downstairs WC

Low level toilet, wash hand basin, tiled floor, extractor fan, wall mounted radiator.

## Living Room

20' 2" x 11' 5" ( 6.15m x 3.48m )

Double glazed side aspect patio doors, double glazed front aspect window, laminate floor, eco fuel fire, two wall mounted radiators.

## Kitchen/ Dining Room

20' 1" x 11' 5" ( 6.12m x 3.48m )

Double glazed front and rear aspect window, tiled floor, wall and base units, work surfaces, electric oven, gas hob with extractor over, stainless steel sink unit, spotlights, two wall mounted radiators.

## Utility Room

6' 3" x 5' 7" ( 1.91m x 1.70m )

Double glazed obscured rear aspect door, plumbing for dish washer, plumbing for washing machine, work surfaces, tiled floor, wall mounted radiator.

## Landing

Double glazed front aspect window, storage cupboard, pull down ladder for access to boarded loft, wall mounted radiator.

## Bedroom 1

12' 1" x 11' 4" ( 3.68m x 3.45m )

Double glazed side aspect window, laminate floor, wall mounted radiator.

## En Suite

5' 7" x 5' 5" ( 1.70m x 1.65m )

Double glazed obscured rear aspect window, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, extractor fan, wall mounted radiator.

## Bedroom 2

11' 5" max x 10' 3" ( 3.48m max x 3.12m )

Double glazed front aspect window, laminate floor, wall mounted radiator.

## Bedroom 3

7' 8" x 8' 2" ( 2.34m x 2.49m )

Double glazed front aspect window, wall mounted radiator.

## Bedroom 4

9' 5" x 7' 9" ( 2.87m x 2.36m )

Double glazed side aspect window, laminate floor, wall mounted radiator.

## Bathroom

5' 7" x 6' 4" ( 1.70m x 1.93m )

Double glazed obscured rear aspect window, bath with shower attachment, low level toilet, wash hand basin, tiling, tiled floor, extractor fan, heated towel rail.

## Outside

Driveway parking for two vehicles. Rear Garden with tap, patio, gravelled area, raised planters, lawn, shed, gate to front access, all enclosed by fencing and walls.

## Garage

20' 1" x 10' 6" ( 6.12m x 3.20m )

Up and over door, power and light.









**Ground Floor**



**First Floor**

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

Tenure: Freehold

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Property Ref: EXR317058 - 0011