



104 Butts Road, Ottery St. Mary, EX11 1EL

Guide Price £359,950

3 2 1



This immaculate home is situated on the outskirts of town in a recent development built to a high specification by a renowned builder Redrow. The house benefits from being within The Kings School catchment area and the surrounding countryside offers excellent walking facilities whilst the A30 dual carriageway provides easy access to the Cathedral city of Exeter, M5 and the coast. Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities including independent shops, Sainsbury's supermarket, pubs, church, excellent primary school, post office medical centre, local hospital, recreational activities, sports centre and bus services.

The property itself was built 10 years ago by Redrow Homes and has been well maintained, enhanced and beautifully presented by the current owners. The light and spacious well proportioned accommodation includes reception hall with cloakroom/WC, spacious sitting room and an impressive kitchen/dining room which is most certainly the heart of the home allowing plenty of room for families to cook, dine and socialise together. The kitchen area is fitted with contemporary white fronted cupboards and drawers both at base and eye level with granite effect work surfaces and attractively tiles surrounds. The kitchen also incorporates a range of quality integrated SMEG appliances including fridge freezer, dishwasher, double oven and gas hob with extractor hood over. There is a utility/laundry cupboard providing space for washing machine and a tumble dryer. Large patio doors give direct access to the rear garden.

On the first floor are three bedrooms with the master benefitting from an en-suite shower room which is fitted with a stylish white suite. The family bathroom is also well appointed, again fitted with a quality white suite. The bedrooms at the rear of the house enjoy far reaching views over the adjoining East Devon countryside.

The property was built with the latest thermal properties and with the benefit of modern gas central heating making it an energy efficient family home to run. Fibre broadband is connected directly to the house for the highest speed possible which is perfect for working from home.

To the side of the property is a driveway providing off road parking for 2/3 vehicles and access to the detached garage with light and power. The front garden has been laid with artificial grass with an adjacent pathway leading to the front door. The rear garden has been beautifully landscaped by the current owners and enjoys an excellent degree of sunlight and privacy. The garden includes an initial paved patio with steps leading to an area laid with gravel for ease of maintenance. A paved pathway continues down the garden to a larger patio which provides an excellent space for outside dining. There are also areas laid with artificial grass with contemporary sleepers providing raised flower beds.

SERVICES All mains services are connected

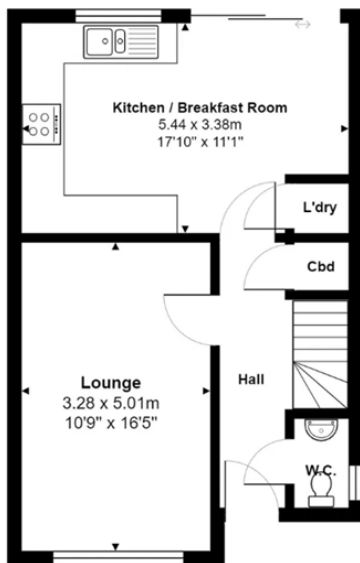
OUTGOINGS Council Tax Band C

TENURE Freehold

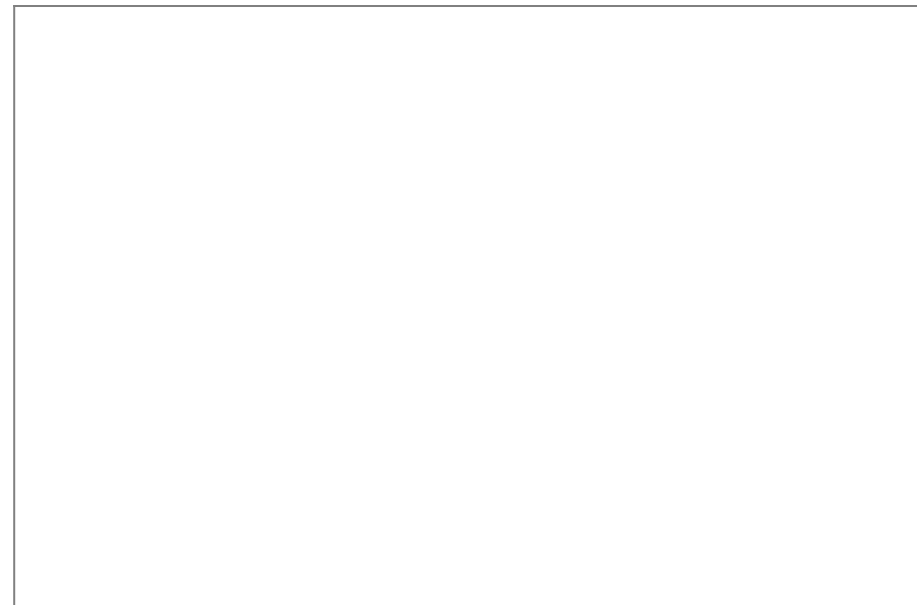
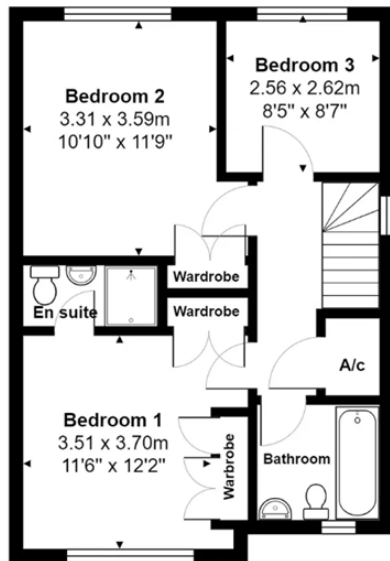
VIEWING

By prior appointment with Redferns, 01404 814306





- Three bedroom semi detached house
- Built by Redrow Homes in 2015
- Hallway, Cloakroom/W.C.
- Spacious Sitting Room
- Wonderfully landscaped rear garden
- Master bedroom with en suite shower room
- Family Bathroom fitted with stylish white suite
- Driveway leading to garage
- Kitchen/Breakfast room with integrated appliances
- Excellent condition throughout, gas central heating



Ottery St. Mary | **01404 814 306**
 Exeter | **01392 984 511**
 Sidmouth | **01395 512 544**

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

