



Trott Close, Cullompton, EX15 1GX

welcome to

Trott Close, Cullompton

Detached four bedroom family home located in a cul de sac position. Offering generous living accommodation, open plan kitchen/dining/family room and separate lounge. Cloakroom, utility room and garage. Front and rear gardens, a garage, and driveway parking. We highly recommend viewing!

Tucked away in a cul-de-sac within a popular residential development is this beautifully presented detached home. On entering the property you will find off road parking. On opening the front door you are greeted by an entrance hall which gives access to a cloakroom with WC, a comfortable front facing lounge and the kitchen. The open plan kitchen/diner/living area really is the heart of this home. With space for a dining table and small sofa, making this a very social space. The well appointed kitchen features integrated appliances, a stylish tiled splashback, and a generous box-bay window with patio doors opening onto the south facing garden. A useful utility room completes the ground floor. Upstairs, you'll find four generous bedrooms. Both the family bathroom and the master ensuite benefit from double-width showers. The entire property is tastefully decorated and offered in 'turn key' condition.

Outside, the home boasts an integrated garage and ample driveway parking for several vehicles. The enclosed rear garden is laid to artificial lawn, with attractive borders and a decked seating area.

Entrance Porch

UPVC front door into hall with radiator, telephone point and stairs to first floor.

Cloakroom

Wash hand basin, WC, radiator and storage cupboard.

Lounge

On entering the lounge there is a double glazed bay window to front and a double glazed window to side. Television point, full height under stairs cupboard with ample storage and two radiators.

Kitchen/Diner

Double glazed bay style windows with double doors. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl ceramic sink with drainer, six burner gas hob with double electric oven, integrated dishwasher and fridge freezer, space for dining table, radiator and spot lights, tiled floor, door into utility.

Utility Room

The utility has a range of wall and base units, space for washing machine and tumble dryer, extractor fan, gas boiler, radiator and UPVC door to rear garden.





Landing

Double glazed window to side. Stairs from lower floor, airing cupboard, radiator, doors to all rooms.

Bedroom One

Double glazed windows to front and side, radiator, door to en suite.

Ensuite

Double glazed window to front. Wash hand basin, WC, Double shower, fully tiled, shaver point, heated towel rail.

Bedroom Two

Double glazed window to front. wardrobe, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Family Bathroom

Double glazed window to rear. Wash hand basin, WC, bath, double shower cubical, radiator and heated towel rail. fully tiled.



Front Garden

Driveway with flower bed to side, lawn area with low hedge, outside light.

Rear Garden

The enclosed rear garden has a artificial lawn and decked seating area, wood shed, outside light and tap.

Parking

The property has a driveway with space for several vehicles

Garage

With an up and over door the garage also has power and lighting.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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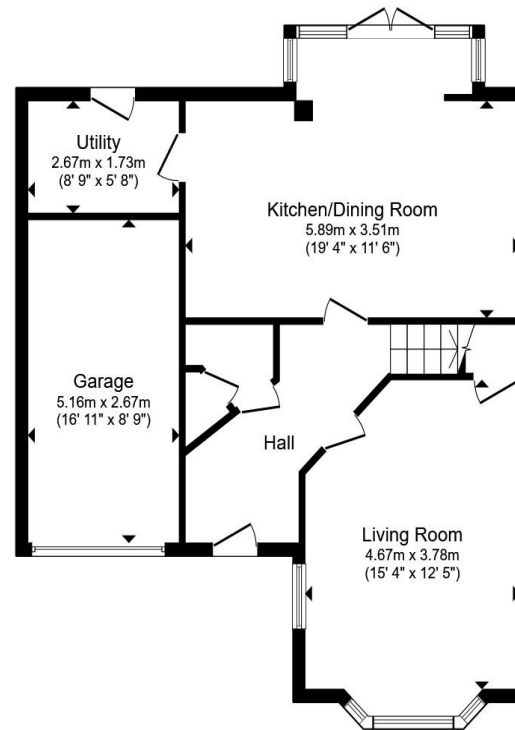
- Detached Four Bedroom Home
- Lounge
- Kitchen/Diner
- Garage & Driveway
- Cul- De Sac position

Tenure: Freehold

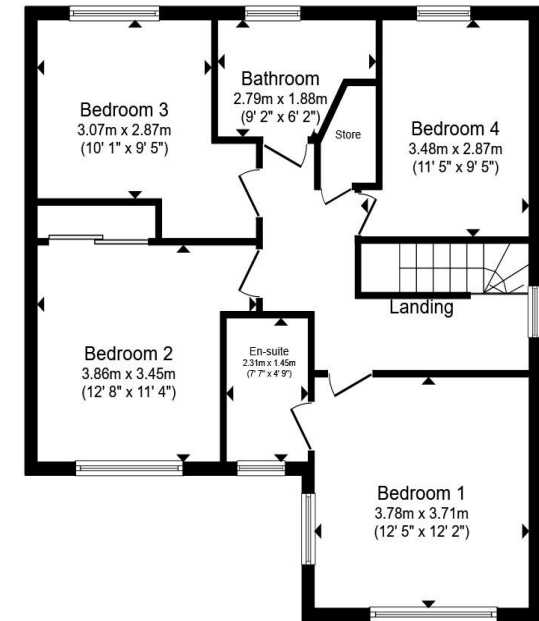
EPC Rating: B

Council Tax Band: E

£400,000



Ground Floor



First Floor

Total floor area 144.4 m² (1,554 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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