



11 Kilbarran Rise, Exeter, EX4 4AA  
Offers Over £650,000

  
FRANCIS LOUIS  
Residential



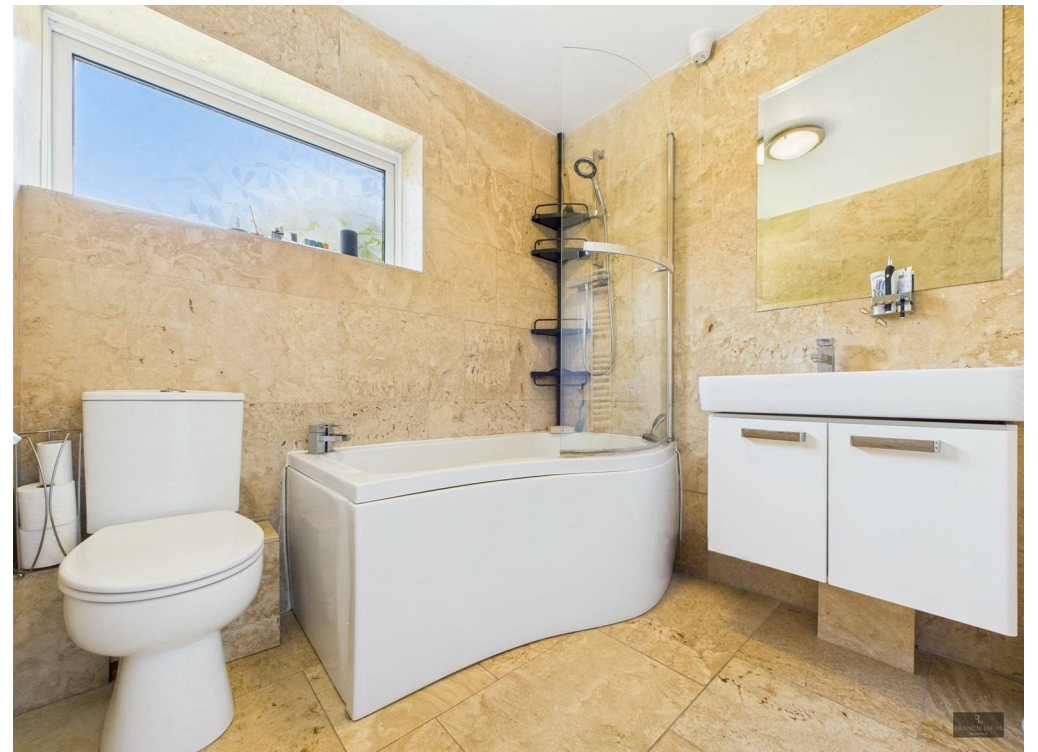
## PRICE GUIDE £650,000

Welcome to this hidden gem, approached by its own long drive, instantly you feel immersed in the country, however you are located within walking distance of the University of Exeter's Streatham Campus, Exeter city centre, St David's and Central Stations, The Quay and key commuter routes, offering a perfect balance of countryside calm and urban convenience. This delightful 4-bedroom detached chalet bungalow offers approximately 1,194 sq ft of flexible living space on a very generous, secluded plot surrounded by well mature trees, shrubs and nature. There is a beautiful rustic feel to this property with the wrap round enchanting garden, adding to its country charm. Inside, the ground floor features a spacious living room with dual aspect views across the garden, a contemporary German kitchen with integrated appliances and rear access,

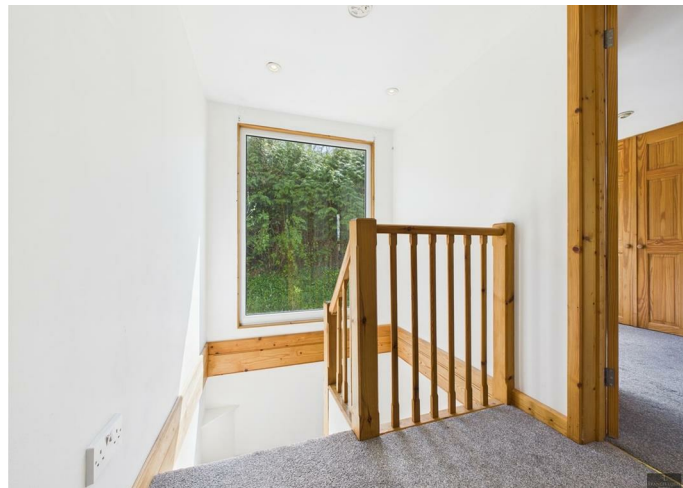
a modern travertine tiled bathroom, a spacious master bedroom with triple aspect and patio doors to side decking and garden and a further single bedroom or study with dual aspect ideal for those who work from home. Upstairs are two large double bedrooms with dual aspect and charming outlooks, a shower room and access to walk-in loft space- most useful! Outside, the property truly shines with an abundance of garden space rich in wildlife, areas ideal for vegetable growing, pond, a patio for al fresco dining, a good sized red-painted wooden garage, workshop and small shed. Surrounded by woodland walks and with plenty of space to embrace outdoor living, this hidden 1960s gem offers peaceful, nature-rich living in one of Exeter's most sought-after green pockets.



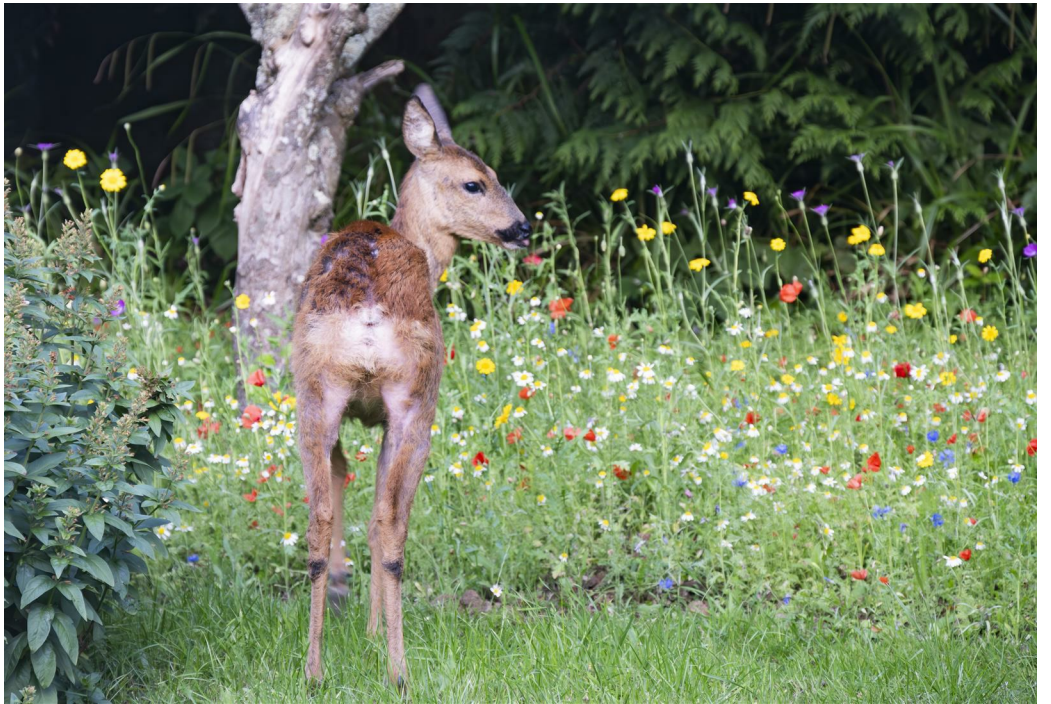




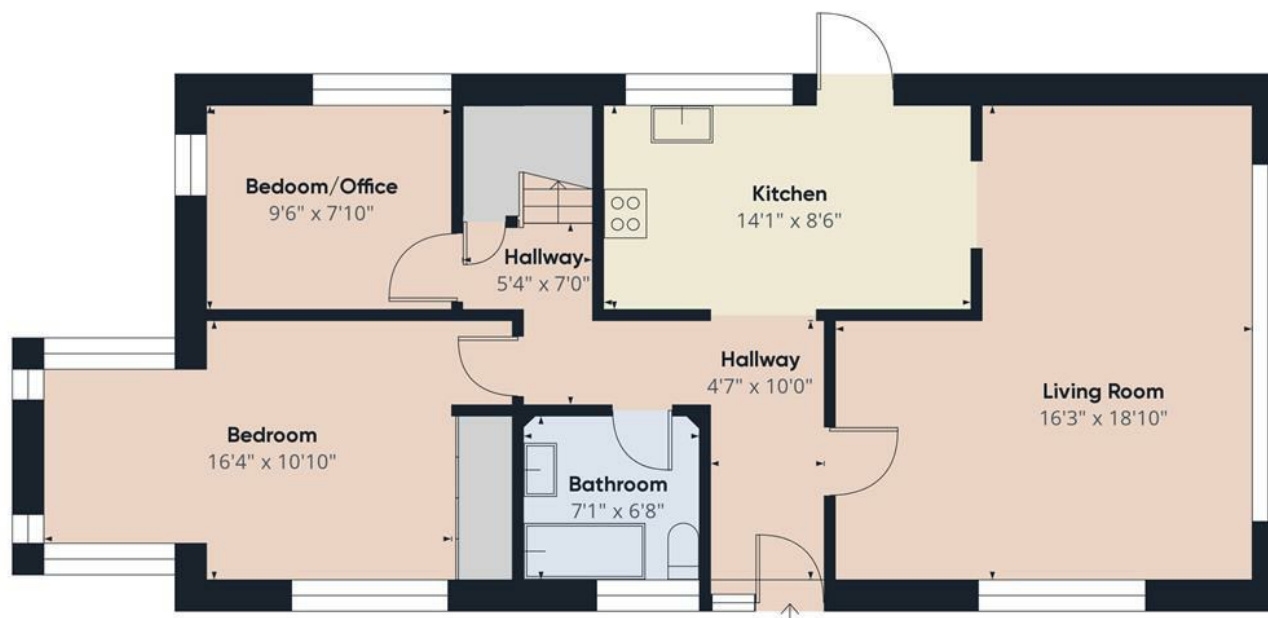












Ground Floor

Approximate total area<sup>(1)</sup>  
1193.83 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Agents Notes

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