



14 Gittisham Close., Exeter, EX1 3UL
Offers Over £475,000


FRANCIS LOUIS
Residential

A beautifully presented four-bedroom detached home offering stylish modern living, generous accommodation and exceptional versatility, complemented by a private level garden, garden office and attached garage.

Situated on the desirable Gittisham Close, conveniently positioned close to Middlemoor, this impressive family home combines contemporary interiors with practical, well-planned accommodation.

At the heart of the property is a stunning newly renovated open-plan kitchen and dining space, designed for both everyday family life and entertaining. French doors open directly onto the private garden, creating an effortless connection between the interior and outdoor spaces.

The generous living room provides a separate, comfortable reception space, while four well-proportioned bedrooms occupy the first floor. Each bedroom benefits from built-in storage and is capable of accommodating a double bed. The principal bedroom is further enhanced by extensive fitted storage and a stylish en-suite, with the remaining bedrooms served by a family bathroom.

Outside, the private level garden provides an excellent setting for entertaining and relaxation, with a dedicated garden office pod offering an ideal work-from-home environment, studio or additional flexible space. Further outdoor storage, complete with electricity, adds to the property's practicality, while the attached garage provides secure storage.

With excellent transport connections to Exeter city centre, Middlemoor and the M5, this is a sophisticated and highly versatile home in a convenient and well-connected location.

A superb turnkey family residence combining contemporary style, generous accommodation and exceptional outdoor space.



The Property

Designed with contemporary family living in mind, the property offers approximately 1,334 sq ft of thoughtfully arranged accommodation, combining generous proportions with a versatile and highly practical layout.

From the welcoming entrance hallway, the ground floor unfolds into a series of well-balanced living spaces. The principal sitting room is an impressive reception area, offering excellent proportions and a comfortable setting for both relaxed family life and entertaining. Useful understairs storage is discreetly incorporated into the layout, maintaining the clean and uncluttered feel of the space.

The real centrepiece of the home is the newly renovated open-plan kitchen and dining area. Beautifully arranged to create a contemporary social space, the kitchen provides an excellent environment for everyday cooking, while the adjoining dining and living area offers ample room for entertaining and family gatherings. The generous proportions and direct connection to the garden create a particularly appealing sense of flow between the principal living spaces and the outdoors.

A convenient cloakroom completes the ground floor.

The first floor provides four versatile bedrooms, offering an excellent level of accommodation for modern family life. The principal bedroom enjoys particularly generous proportions, complemented by extensive built-in storage and a private en-suite, creating a comfortable and well-appointed principal suite.

The remaining bedrooms are all thoughtfully proportioned, with built-in storage and space to accommodate double beds, providing flexibility for children, guests or additional family members. A family bathroom serves the remaining bedrooms, ensuring the first floor is both practical and well suited to a busy household.

Further enhancing the property's versatility is the separate garden office, providing a dedicated and peaceful environment away from the main house. Equally suited to professional home working, creative pursuits or a private study, this additional space adds a valuable dimension to the accommodation.

Overall, the interior combines generous proportions, contemporary renovation and considered storage solutions, creating a sophisticated yet practical home with the flexibility to adapt to the changing needs of modern family life.

Outside & Location



The exterior of the property offers a particularly appealing combination of privacy, practicality and versatile outdoor space, with a level garden providing an excellent extension of the home's living accommodation.

To the rear, the private, level garden is both attractive and highly functional, offering a generous setting for outdoor dining, entertaining and relaxing. The level nature of the garden makes it particularly versatile for families and provides an excellent space for children, pets or those simply looking to enjoy a private outdoor environment.

Directly outside the house is a garden office pod, creating a dedicated space away from the main residence. This versatile building is ideally suited to home working, a studio, gym, hobby room or quiet retreat. Its position within the garden allows the owner to enjoy a clear separation between home and work life.

Further external storage provides valuable additional space for gardening equipment, bicycles and general household storage, with electricity available to the storage area, adding further practicality and versatility.

The property also benefits from an attached garage, providing secure storage and useful additional space, while the adjoining access and external areas make day-to-day use particularly convenient.

The Location

Gittisham Close is ideally positioned for access to a wide range of amenities and transport connections. Situated close to Middlemoor, the property benefits from convenient access to local shopping, everyday amenities and services, while remaining within easy reach of Exeter city centre.

The location is particularly attractive for commuters, with excellent access to the city's principal road network and straightforward connections towards the M5, making travel further afield convenient.

Exeter itself offers an extensive range of shopping, dining, leisure and cultural amenities, alongside excellent transport connections by road and rail. The property's position provides a balance between accessibility and residential living, allowing residents to enjoy the convenience of being well connected without compromising on the privacy and outdoor space offered by the home.

Combining a private level garden, dedicated garden office, substantial outdoor storage and an attached garage, together with excellent connectivity to Middlemoor, Exeter and the M5, the exterior and location complement the property's generous internal accommodation exceptionally well.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1334 ft²

(1) Excluding balconies and terraces

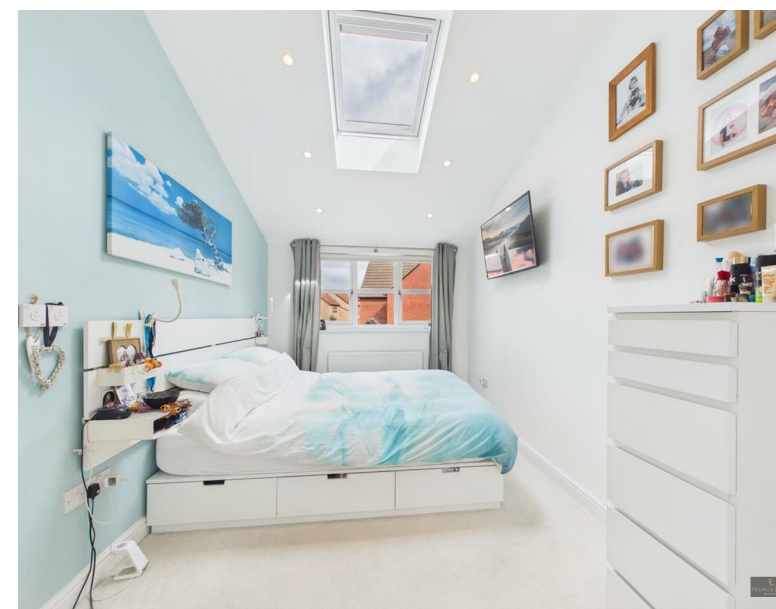
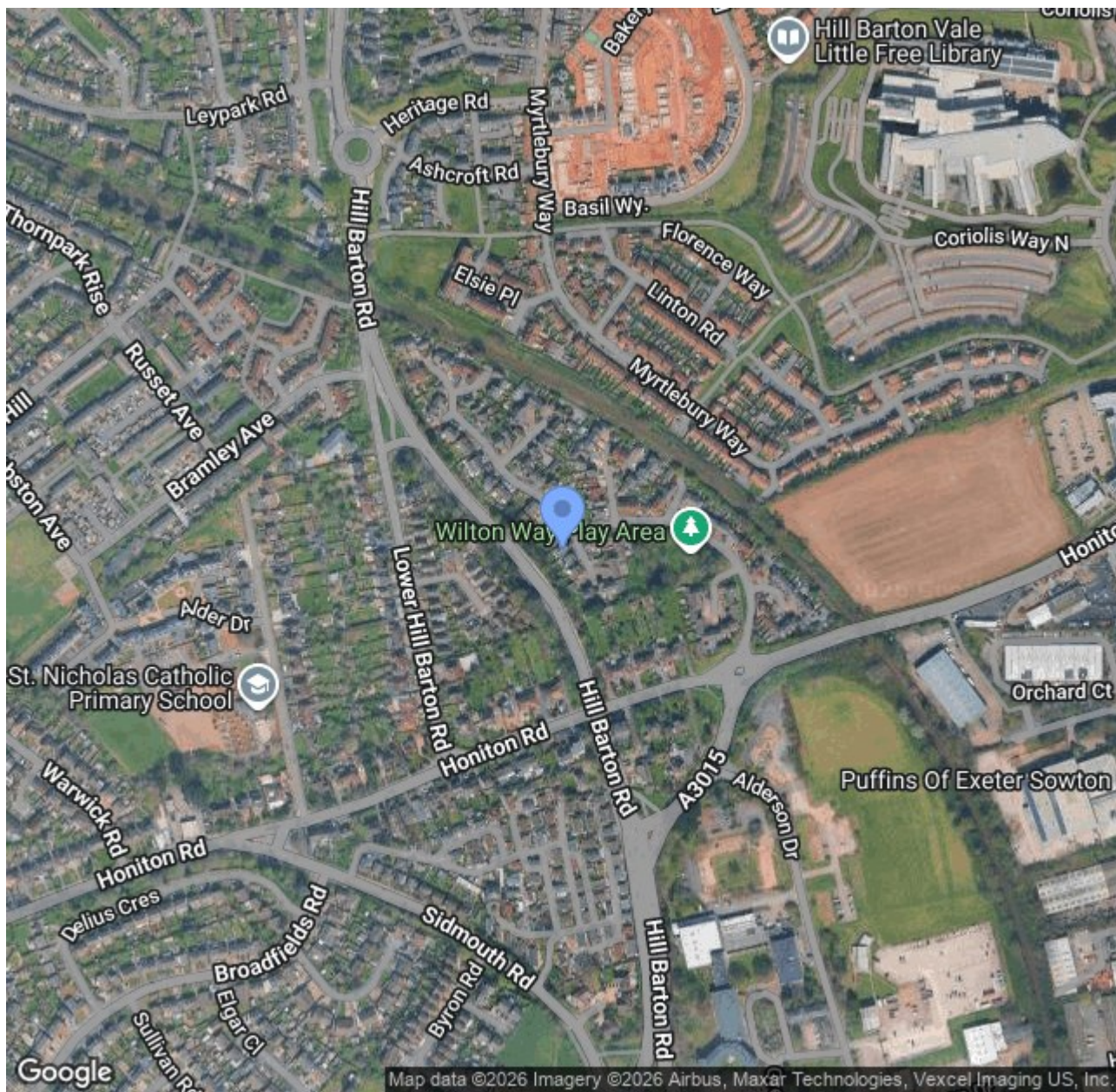
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Impressive Four-Bedroom Detached Family Home
- Newly Renovated Open-Plan Kitchen & Dining Room
- Spacious Living Room with Useful Understairs Storage
- Principal Bedroom with En-Suite & Extensive Built-In Storage
- Three Further Double Bedrooms, All with Built-In Storage
- Modern Family Bathroom & Convenient Downstairs WC
- Private, Level Garden with French Door Access
- Dedicated Garden Office Pod & Additional Outdoor Storage
- Attached Garage with Electricity & Excellent Storage
- Excellent Transport Links to Exeter City Centre, Middlemoor & the M5





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