



£895,000

9 Delderfield Gardens, Exmouth, Devon, EX8 2DT





A spacious and well-presented detached family home, set within a highly sought-after residential cul-de-sac, conveniently located within easy reach of the town centre and seafront. Offering just under 2,200 sq ft of accommodation in total, the property features generously proportioned rooms throughout.

- **Sitting Room**
- **Dining Room**
- **Kitchen Breakfast Room**
- **Large Study**
- **Utility**
- **Cloakroom**
- **Reception Hallway**
- **5 Bedrooms - Two with En-Suites**
- **Family Bathroom**
- **Double Glazing & Central Heating**
- **Landscaped rear garden backing onto The Cranford Club**
- **Detached Double Garage & Parking for upto 4 cars**

DESCRIPTION: A well-presented detached family home, located towards the end of a quiet cul-de-sac in the sought-after Delderfield Gardens. Enjoying a peaceful position, the property benefits from attractive views over the grounds of The Cranford Club to the rear. The spacious and versatile accommodation includes a welcoming reception hallway, sitting room with doors to the garden, separate dining room and a generous kitchen/breakfast room. A useful utility room, study and ground floor cloakroom add to the practicality of the layout. Upstairs offers five well-proportioned bedrooms, two with en-suite facilities, alongside a modern family bathroom. The property is well presented throughout, making it ideal for families seeking a comfortable, ready-to-move-into home. Outside, the enclosed rear garden is beautifully maintained and there is a private driveway providing ample parking as well as a double garage.

LOCATION: Delderfield Gardens is a quiet residential cul-de-sac, conveniently positioned just off Salterton Road on the eastern side of Exmouth. The property is within walking distance of the seafront, while Phear Park is also close by, offering open green space, leisure facilities and a café. Cranford Sports Club is approximately a five-minute walk away, providing a gym, swimming pool, racquet sports and a variety of classes. The area is well suited to families, with a local primary school within easy walking distance, as well as Exmouth Community College nearby. The property also benefits from being on a regular bus route, offering convenient access to the town centre and surrounding areas.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Opaque and stained glass double glazed entrance door to the...

ENTRANCE LOBBY. Two double glazed windows to the front. Tiled floor. Coved ceiling. Radiator. Bevelled glass door with glazed side panels leading through to the...

RECEPTION HALLWAY. Coved ceiling. Ceiling roses. Built-in understairs cupboard. Solid wood flooring. Radiator. Doors lead off to the...

CLOAKROOM 8' (2.44m) x 3' 9" (1.14m): White suite with with low level WC. Wash hand basin with cupboards under with mixer tap. Walls in full tiled surround. Tiled floor. Radiator. Opaque double glazed window to side.

SITTING ROOM 18' 3" (5.56m) x 14' 9" (4.50m): Double glazed windows and double glazed double doors leading to the rear garden. Coved ceiling. 2 Radiators. Feature fireplace with granite hearth. Bevelled glass double doors leading through to the...

DINING ROOM 13' 6" (4.11m) x 11' 4" (3.45m): Double glazed bay window to front. Door back to hallway. Coved ceiling. Dado rail. Ceiling rose. Radiator.

KITCHEN BREAKFAST ROOM 19' 6" (5.94m) x 10' 10" (3.30m): Spacious room comprising double glazed window to rear and double glazed sliding patio doors out onto the rear garden. The kitchen has stone worktop surfaces in tiled splashback. Under counter one and a half bowl stainless steel sink with grooved drainer and mixer tap. Smeg Range cooker with five ring induction hob and twin ovens. Cupboards and drawers under with space for dishwasher and American style fridge freezer. Pull out larder unit. Matching wall mounted cupboards with a feature surround over the Range cooker with an extractor. Downlighters. Coved ceiling. Tiled floor throughout. Radiator. Door leading through to...

UTILITY ROOM 8' (2.44m) x 5' 9" (1.75m): Stone effect worktop surface in tiled splashback. Inset stainless steel sink with drainer and hot and cold tap. Cupboards and drawers under with space for dryer and washing machine. Matching wall mounted cupboards. Wall mounted Worcester gas fired boiler and central heating timer controls. Tiled floor. Radiator. Double glazed door to outside.

STUDY 14' 3" (4.34m) x 9' 4" (2.84m): A good sized study with three double glazed windows to the front. Coved ceiling. Ceiling rose. Radiator.

FIRST FLOOR

LANDING. Generous landing with a large built-in airing cupboard housing a Megaflo pressurised hot water cylinder. Double glazed window to front. Coved ceiling. Dado rail. Two radiators. Doors lead off to...

BEDROOM 1 15' 1" (4.60m) x 11' 5" (3.48m): Double glazed window to rear. Coved ceiling. Two built-in double wardrobes. Radiator. Door to...

EN-SUITE 8' (2.44m) x 5' 7" (1.70m): White suite comprising walk-in shower cubicle in fully tiled surround with twin headed shower. Twin pedestal wash hand basins with mixer taps. Low level WC. Walls in full tiled surround. Tiled floor. Chrome rung radiator. Two mirrored medicine cabinets. Shaver point. Extractor fan. Opaque double glazed window to side.

BEDROOM 2 14' 7" (4.44m) x 11' 4" (3.45m): Double glazed window to front. Coved ceiling. Radiator. Large built-in double wardrobe. Door to...

EN-SUITE 7' 10" (2.39m) x 5' 10" (1.78m): Modern white suite with low level WC. Wash hand basin with cupboards under and mixer tap. Walls in full tiled surround. Tiled floor. Shower cubicle with built-in shower. Chrome rung radiator. Back-lit LED mirror. Opaque double glazed window to front. Extractor fan.



BEDROOM 3 11' 5" (3.48m) x 11' 4" (3.45m): Double glazed window to rear. Built-in double wardrobe. Coved ceiling. Radiator.

BEDROOM 4 10' 3" (3.12m) x 8' 2" (2.49m): Double glazed window to front. Coved ceiling. Radiator.

BEDROOM 5 9' 4" (2.84m) x 7' 10" (2.39m): Double glazed window to rear. Coved ceiling. Radiator.

BATHROOM 8' 3" (2.51m) x 6' 10" (2.08m): Modern white suite comprising panelled bath with split-fold glass screen with mixer bath tap and built-in shower. Wall hung low level WC with enclosed flush. Wall hung wash hand basin with mixer tap and cupboards under. Walls in full tiled surround. Chrome runged radiator. Tiled floor. Opaque double glazed window to side. Fitted vanity mirror with lighting. Extractor fan.

OUTSIDE: The property is approached by a private shared driveway to two properties. No. 9 is the first and has a private brick paved driveway providing **PARKING FOR UP TO 4 CARS**. There is also a pathway leading down to the front door with a large Magnolia tree and a gravelled bed. There is access around the side of the property to the rear.

DETACHED DOUBLE GARAGE 17' (5.18m) x 16' (4.88m):

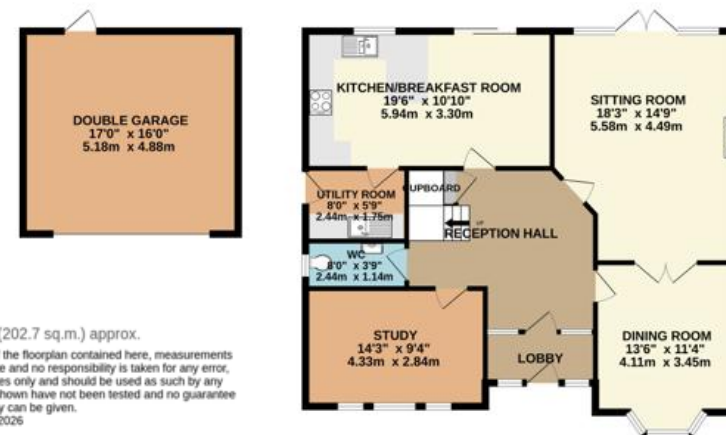
REAR GARDEN: Attractive, enclosed rear garden, mainly laid to lawn and bordered by mature shrubs and trees, offering a good level of privacy. A decked area adjoins the property, ideal for outdoor dining and entertaining, with a pergola and additional seating area set towards the rear of the garden. Stepping stones lead across the lawn, complemented by a feature barbecue area. Well maintained throughout the garden provides a versatile and inviting outdoor space.

WHAT3WORDS: ///expand.jukebox.firm

DIRECTIONS: Leave Exmouth town centre along Rolle Street which later then becomes Rolle Road. At the roundabout take the first exit onto Salterton Road/B3178. Follow this road for approximately 0.5 miles going straight ahead at the traffic lights and Delderfield Gardens is the second turning on the right.

TENURE: Freehold

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA : 2182 sq.ft. (202.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
900 sq.ft. (83.6 sq.m.) approx.



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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.