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48 Rosebarn Lane, Exeter, EX4 5DP

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Offers In The Region Of £750,000

A substantial four/five-bedroom Georgian-style detached residence, significantly extended to provide exceptionally spacious and versatile family accommodation, occupying an elevated position on the outskirts of Exeter with far-reaching views and offered for sale with no onward chain.

Set in a desirable residential location, this impressive home combines traditional Georgian-style character with generous and flexible living space. The substantial two-storey rear extension has considerably enhanced the property, creating an excellent range of accommodation ideally suited to modern family life, entertaining and home working.

The principal living space comprises a large and welcoming reception room, well-appointed kitchen/dining room and substantial conservatory, providing a wonderful choice of spaces for both relaxed family living and entertaining. The ground floor also benefits from a cloakroom, study/bedroom five and versatile gym/office, offering excellent flexibility to suit a variety of modern lifestyles.

On the first floor are four well-proportioned bedrooms, including two with en-suite facilities, together with a well-appointed family bathroom. The generous bedroom accommodation provides plenty of flexibility for family living, guests or those requiring additional space to work from home.

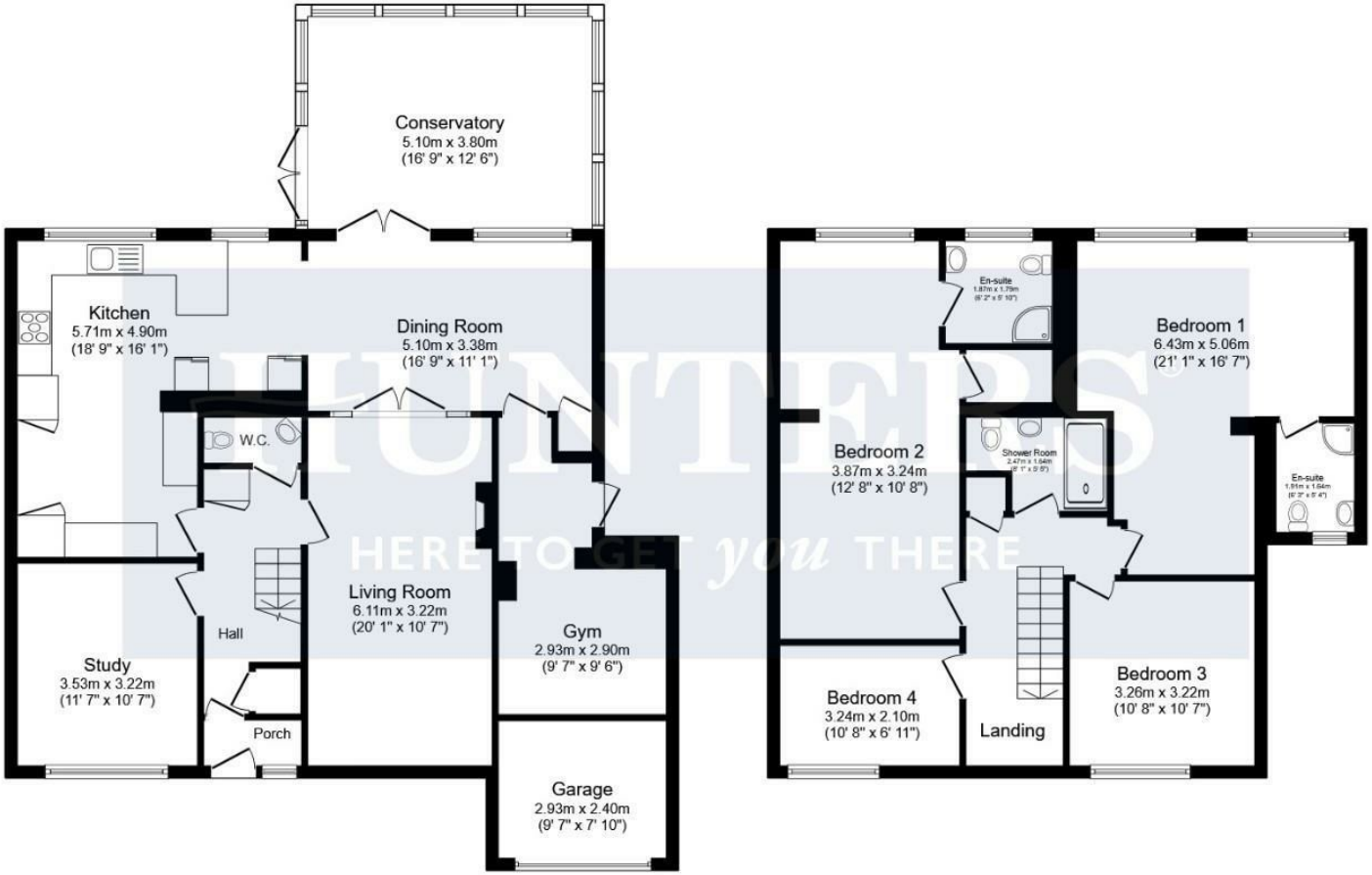
Externally, the property benefits from extensive parking and a private driveway, while its elevated position is a particular feature, providing far-reaching views across the surrounding area and adding to the property's sense of space and appeal.

The location is equally attractive, offering convenient access to Exeter city centre and the University, whilst providing excellent connectivity to the wider area and a range of local amenities.

Offered to the market with no onward chain, this substantial and beautifully versatile residence represents a rare opportunity to acquire an impressive family home in a sought after location.

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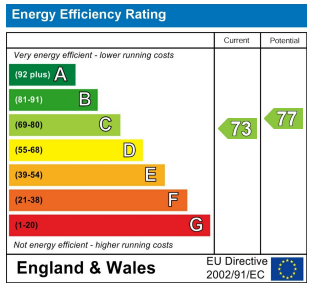


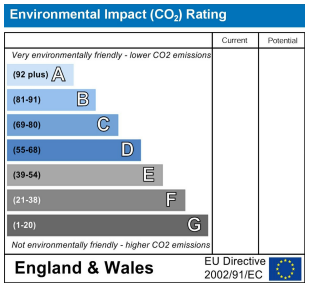
Ground Floor

First Floor

Total floor area 204.9 sq.m. (2,206 sq.ft.) approx

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Description
This impressive and substantial detached family home offers spacious and versatile accommodation arranged over two floors, extending to approximately 2,206 sq ft. The property provides an excellent combination of generous reception rooms, four well-proportioned bedrooms, useful additional spaces and excellent family living accommodation.

On entering, a welcoming porch leads into the hallway, which provides access to the principal ground floor rooms. The impressive living room is a generous reception space, offering plenty of room for both relaxing and entertaining. There is also a separate study, providing an ideal home-working environment or quieter space away from the main living areas. A useful downstairs WC is conveniently positioned off the hallway.

The heart of the home is the spacious kitchen and dining area. The kitchen is well proportioned and offers plenty of room for modern family living, with a natural connection into the good-sized dining room. From here, double doors open into the large conservatory, creating a lovely additional reception space with views and access towards the outside. The conservatory, measuring approximately 16'9" x 12'6", provides a versatile room which could be used for relaxing, dining or entertaining throughout the year.

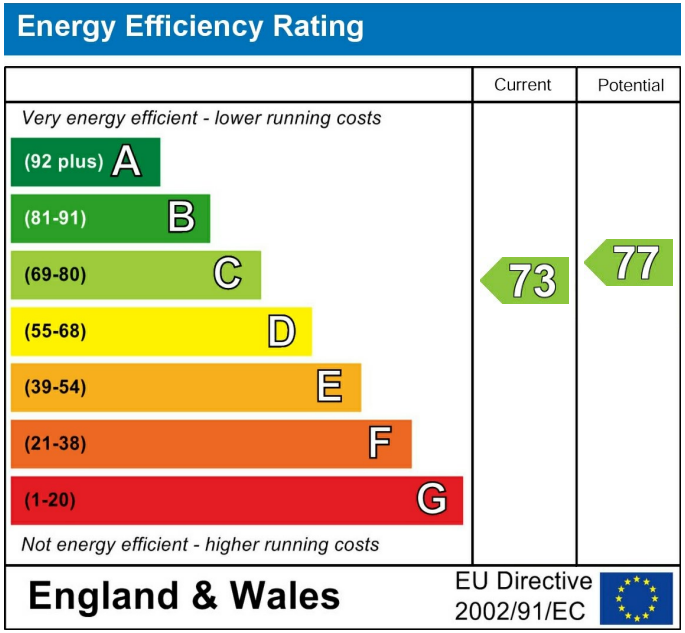
The ground floor also benefits from a dedicated gym, offering excellent flexibility for those looking to exercise from home, although the space could equally be adapted for a variety of other uses depending on individual requirements. There is also an integral garage, providing useful secure storage and parking.

To the first floor, there are four bedrooms, making this an ideal home for a growing family or those requiring additional accommodation for guests. Bedroom one is particularly impressive in size and benefits from its own en-suite facilities. Bedroom two is another good-sized double bedroom and is served by a separate shower room. Bedroom three is also a well-proportioned bedroom and benefits from an en-suite, while bedroom four provides a further versatile room which would make an excellent bedroom, nursery, dressing room or home office.

The first floor is completed by a generous landing, providing access to all four bedrooms and the bathroom facilities. The overall arrangement offers excellent flexibility, with the combination of multiple bedrooms, en-suite facilities, study, gym and several reception areas making this a particularly adaptable family home.

Outside, the property benefits from a good-sized garden which provides valuable additional space for outdoor dining, entertaining and family enjoyment. The combination of the garden, conservatory and extensive internal accommodation makes the property particularly well suited to modern family life.

Overall, 48 Rosebarn Lane is a substantial and versatile four-bedroom detached home offering an impressive amount of accommodation. With its generous living and dining spaces, large conservatory, study, gym, integral garage and multiple bedroom and bathroom facilities, the property provides an excellent opportunity for buyers seeking a spacious and adaptable family home in Exeter.



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