



Higher Broad Oak Road, West Hill, Ottery St. Mary, EX11 1XD

Guide Price £525,000

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Emberlea is a mature detached bungalow situated in a pleasant and sunny plot within walking distance of the village amenities including convenience store, church, and an outstanding primary school. Major roads are also easily accessible providing swift access to the cathedral city of Exeter, M5 and the coast. The bungalow also benefits from being within the renowned Kings School catchment area.

The accommodation itself is light, airy and includes an entrance porch which opens into the hallway, laid with engineered oak flooring. The kitchen has been fitted with a range of storage cupboards and drawers with complimenting work surfaces, inset sink and attractively tiled surrounds. There are modern integral appliances including a fridge, electric oven, ceramic hob as well as a space for a slimline dishwasher. The utility room provides further matching storage cupboards, worksurfaces and space for additional appliances such as washing machine and a tumble dryer.

The spacious triple aspect sitting room provides plenty of space for furniture and a recessed woodburning stove with a slate hearth provides a pleasant focal point. French doors open into the conservatory which provides further seating space and enjoys a wonderful aspect of the garden. Also from the sitting room double doors lead to the dining room which provides ample space for a good sized dining table and chairs.

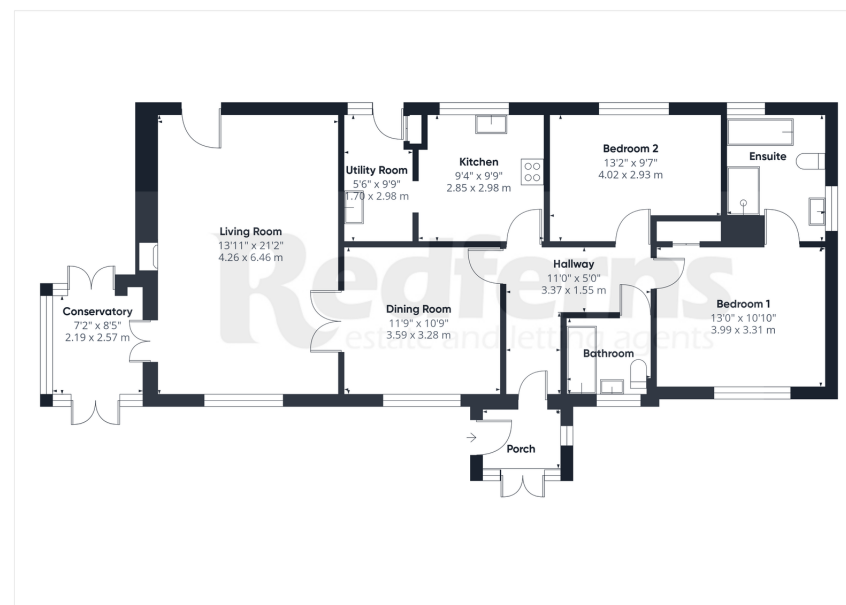
At the opposite end of the bungalow are two good sized double bedrooms with the largest benefitting from a spacious ensuite fitted with a white suite including a bath and a large shower cubicle. From the hallway is a separate bathroom which has also been fitted with a white suite. The loft space which is accessed from the hallway provides an excellent opportunity to be converted into further accommodation subject to the necessary planning permissions and consents. The bungalow has been fitted with uPVC double glazed windows and doors and benefits from gas fired central heating.

To the outside the property is approached by a good sized driveway which provides off road parking space for several cars in front of the garage which has power and lighting. The garden is mainly laid to lawn interspersed by a variety of shrubs, plants and fruit trees providing a variety of colour and interest all year round. There is paved patio and garden enjoys an excellent degree of sunlight.





- Spacious detached bungalow
- Entrance porch, hallway, conservatory
- Separate dining room with ample space
- Separate bathroom, gas fired central heating
- Well stocked garden prodominantly laid to lawn
- Situated close to the centre of the village
- Kitchen with modern integral appliances
- Two spacious double bedrooms
- Spacious driveway
- No onward chain



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