



West of 

Loram Way

Alphington, Exeter £310,000

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Attractive three bedroom extended end of terrace house situated in a highly desirable and sought after area of Alphington, with easy access to all local amenities, city of Exeter and major road links. This superb property features; spacious living room, open plan kitchen, dining/family room and utility. On the first floor are three bedrooms and bathroom. The property benefits from a generous sized rear garden - south facing and with a good degree of privacy, plus a single garage located to the rear with one parking space.

Attractive extended end of terrace house | Three good sized bedrooms | Spacious living room | Open plan kitchen, dining/family room and utility | Modern fitted kitchen | Downstair cloakroom | Modern bathroom | Enclosed southerly facing generous sized garden | Single garage and parking space located to rear | Perfect first home or investment property

APPROACH

Part glazed Upvc front door to entrance lobby. Outside light.

ENTRANCE LOBBY

Small entrance lobby with doors to cloakroom and living room.

CLOAKROOM

6' 1" x 3' 2" (1.85m x 0.97m) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., and hand wash basin set in vanity unit with cupboard under. Radiator.

LIVING ROOM

15' 2" x 11' 8" (4.62m x 3.56m) (max) Spacious living room with Upvc double glazed window to front aspect. Two radiators. Door to understair cupboard. TV point. Stairs to first floor. Double glass panel doors to kitchen.

KITCHEN

15' 2" x 9' 2" (4.62m x 2.79m) Modern fitted kitchen with excellent range of base, wall and drawer units in a combination of light and dark grey finish. Worktop with matching upstand and inset composite sink. Integral electric oven and gas hob with extractor hood over. Integral fridge/freezer and dishwasher. Concealed worktop lighting. Feature opening through to the dining/family room area with fitted shelving. Range of large built-in larder style cupboards with fitted shelving. Wood effect laminate flooring. Opening through to the dining/family room area.



DINING/FAMILY ROOM AREA

15' 2" x 9' 2" (4.62m x 2.79m) Light and spacious room with Upvc double glazed window and Upvc french doors to the garden. Further Velux ceiling window. Matching wood effect floor. Radiator. Opening through to the utility area.

UTILITY ROOM

6' 6" x 5' 7" (1.98m x 1.7m) Useful utility room with fitted wood effect worktop and inset butler style sink, and space and plumbing under for washing machine. Matching wood effect laminate floor. Fitted shelving. Upvc double glazed window to rear aspect and part glazed Upvc door to front aspect.

FIRST FLOOR

STAIRS/LANDING

Stairs from the living room lead to the first floor landing. Hatch to loft space. Door to deep storage cupboard also housing a gas combi boiler. Doors to bedrooms and bathroom.

BEDROOM 1

12' 8" x 8' 8" (3.86m x 2.64m) (max to back of wardrobes) Spacious double bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 2

8' 7" x 8' 2" (2.62m x 2.49m) (max) Further double bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 3

7' 6" x 7' 0" (2.29m x 2.13m) Good sized third bedroom with Upvc double glazed window to rear aspect. Radiator. Slim internal window to landing with obscure glass.

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m) (max) Upvc double glazed window to front aspect with obscure glass. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer shower with large fixed shower head and further handset, and glass shower screen. Extractor fan. Fully tiled walls.

OUTSIDE

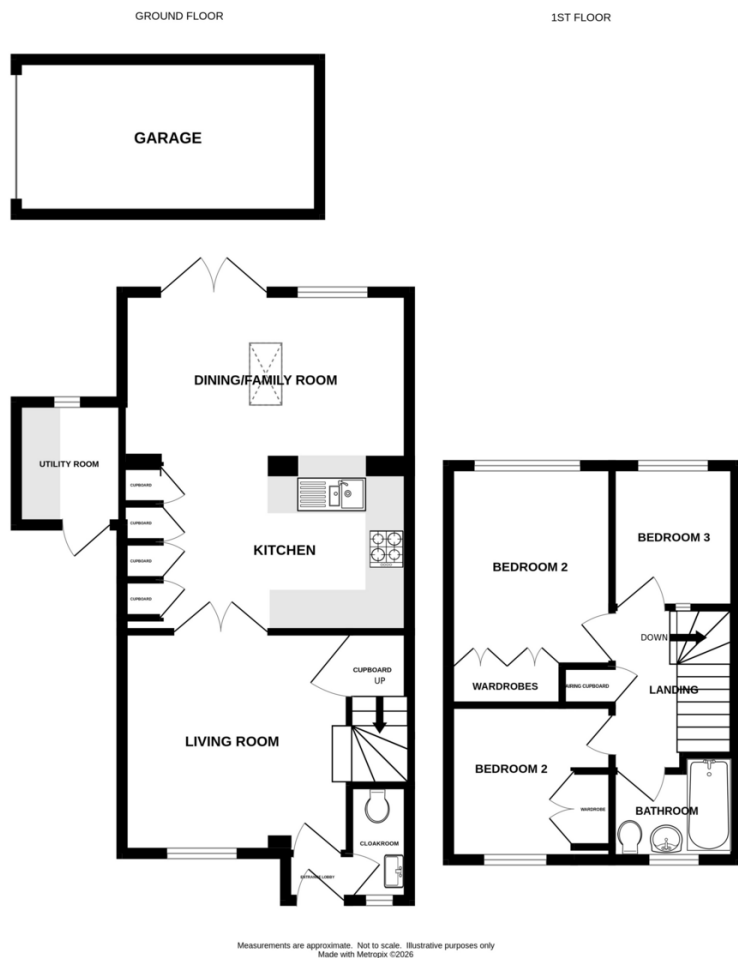
FRONT

Open front garden laid to lawn with path to front door.

REAR GARDEN

A spacious and private family garden combining useful lawn space, mature greenery and a sunny patio area - an appealing extension of the home's living accommodation.





EPC TO FOLLOW

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