



Grandisson Drive, Ottery St. Mary, EX11 1JB

Guide Price £330,000

3 2 1



Grandisson Drive is a desirable and mature cul-de-sac, conveniently situated on the edge of town, providing easy access to both the town centre and the well-regarded primary school.

The property offers spacious and well-presented accommodation throughout. A useful entrance porch leads into the welcoming entrance hallway, where there is an understairs storage cupboard. The light and airy living/dining room provides ample space for lounge furniture and features a gas fireplace, whilst the dining area comfortably accommodates a large family dining table and chairs, with sliding doors opening onto the rear garden.

The kitchen is well appointed and fitted with an extensive range of light grey cupboards and drawers at both base and eye level, with complimenting work surfaces. There is a built-in fridge freezer together with appliance space for an oven and hob, washing machine and tumble dryer. A side door from the kitchen provides direct access to the rear garden. Completing the ground floor is a useful shower room fitted with a white suite.

On the first floor are three well-proportioned bedrooms, with the first and second bedrooms both being generous doubles benefitting from built-in wardrobes. The shower room is fitted with a white suite and also offers sufficient space for the installation of a bath if desired. The landing itself is spacious and includes an additional storage cupboard housing the boiler.

The property further benefits from uPVC double glazing throughout and a modern gas central heating system.

Externally, the property enjoys a driveway providing off-road parking for two vehicles, leading to the garage which benefits from light and power. The front garden lies adjacent to the driveway and is attractively planted with a variety of shrubs and plants.

The rear garden is a particular feature of the property, being an excellent size and enjoying a good degree of privacy and sunlight throughout the day. The garden has been thoughtfully landscaped to incorporate a patio area, decking, an expanse of lawn, well-stocked planted borders, together with a greenhouse and garden shed.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C

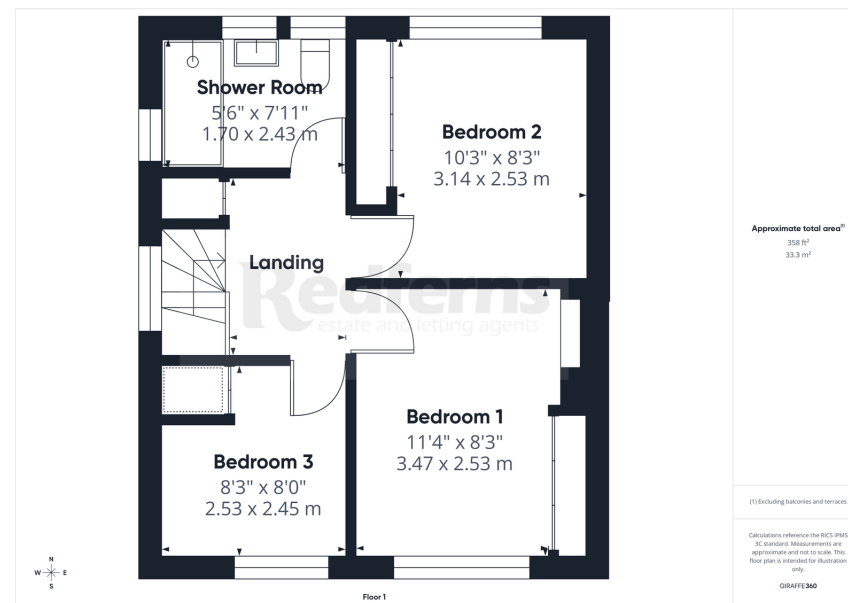
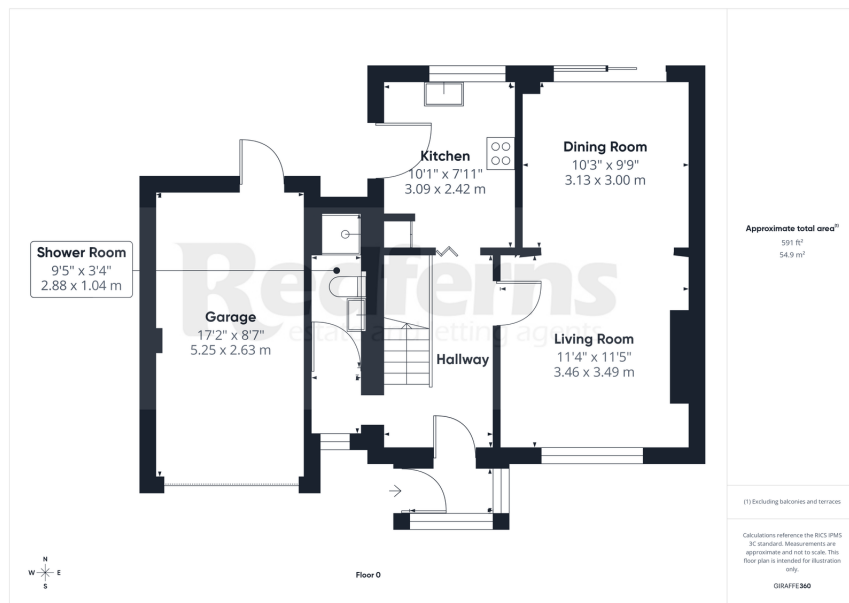
TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Desirable edge of town cul-de-sac location
- Light and airy living/dining room
- Useful ground floor shower room
- Modern first floor shower room
- Garage and driveway parking for two vehicles
- Spacious three-bedroom family home
- Well-appointed modern kitchen
- Two double bedrooms with built-in wardrobes
- uPVC double glazing throughout
- Large landscaped rear garden with patio and decking



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