



Connells

Leypark Crescent
Exeter



Property Description

OFFERS IN EXCESS OF £325,000. This superb three double bedroom semi-detached property on the highly desirable Leypark Crescent offers a perfect blend of modern design, comfort, and practicality, making it an ideal home for families and professionals alike.

Upon entering, you are welcomed by a bright and inviting hallway that leads into a spacious living and dining room. This impressive open-plan area provides an excellent space for both relaxing and entertaining, with an abundance of natural light flowing through into the adjoining sunroom. This extended space offers a delightful outlook over the rear garden and creates a seamless connection between indoor and outdoor living. The ground floor further benefits from a contemporary, well-appointed kitchen, finished to a high standard with modern fittings and ample storage. A separate utility area adds further convenience and functionality.

Upstairs, the property boasts three generously sized double bedrooms, all beautifully presented. The modern family bathroom is stylishly designed, completing the first floor.

Externally, the property continues to impress with a thoughtfully landscaped rear garden. Featuring a spacious lawn, a dedicated outdoor seating area, and a fully enclosed boundary, it provides a private and tranquil setting. To the front, a private driveway offers ample off-road parking, enhancing the practicality of this exceptional home.

Early viewing is highly recommended.

Entrance Hall

Wall mounted radiator.

Living Room

Double glazed front aspect window, inset fireplace, oak flooring, wall mounted radiator. Open to...

Conservatory

Fitted blinds, door to garden, wall mounted radiator.

Kitchen

Newly fitted Wren kitchen with double glazed rear aspect window, wall and base units, work surfaces, plumbing for washing machine, built-in oven and microwave, built-in hob with extractor over, sink unit.

Utility Room

Double glazed front aspect window.

Landing

Double glazed rear aspect window, wall mounted radiator.

Bedroom 1

Double glazed front aspect window, recess over stairs for shelving/storage, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, recessed storage, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Under floor heating, free standing bath, mains shower, low level toilet, wash hand basin with drawers under, heated towel rail.

Rear Garden

Patio area, lawn, large storage shed.

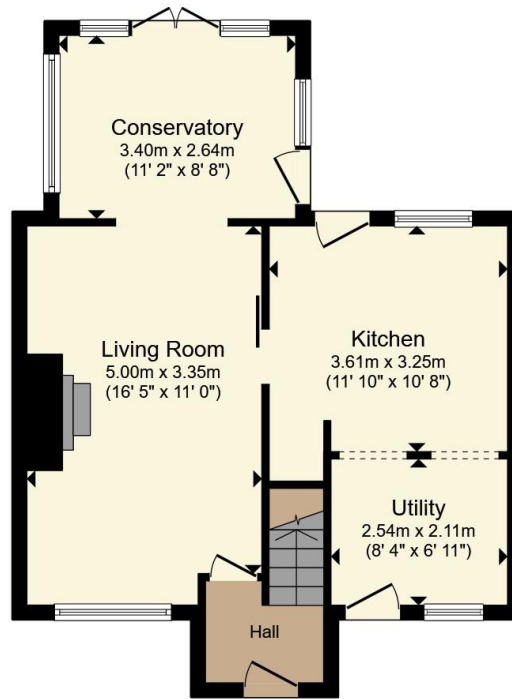
Agents Note

The property has an EV charger installed (Tesla Wall Connector, suitable for Tesla and other electric vehicles).

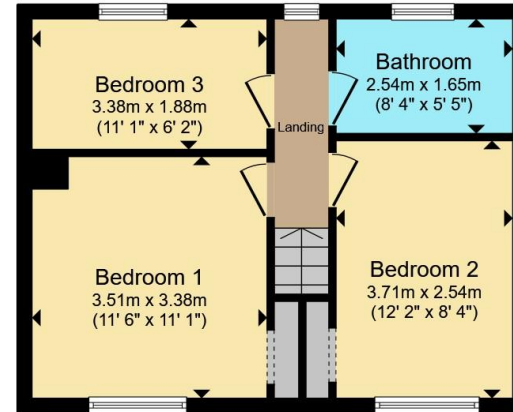








Ground Floor



First Floor

Total floor area 86.6 m² (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317587



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