



34 Rosebank Crescent  
Exeter | Devon | EX4 6EH

 FINE & COUNTRY

# 34 ROSEBANK CRESCENT

*Recently renovated to an exceptional standard and beautifully presented throughout, this impressive family home is ready to move straight into and is offered to the market with no onward chain.*



# KEY FEATURES

---

Occupying a peaceful position within a sought-after crescent, the property enjoys a generous south-west facing garden, excellent nearby schooling, convenient access to the city centre, and beautiful countryside walks.

A bright and welcoming entrance hall sets the tone for the accommodation, with stained glass front door and windows, featuring useful downstairs storage and a ground floor cloakroom.

Undoubtedly the heart of the home is the spectacular open-plan kitchen/dining/family space. Designed for modern living, this stunning double aspect room is flooded with natural light from expansive sliding doors and overhead roof glazing, creating a wonderfully bright and uplifting space while framing delightful views across the beautifully landscaped rear garden.

The recently installed, high-quality kitchen has been expertly designed around a central island, creating an impressive focal point while providing generous preparation area. There is ample integrated storage and an illuminated display shelf and a breakfast bar offers relaxed informal dining and an integral dishwasher completes this stylish and highly functional space.

Premium solid worktops complement the range of integrated appliances, including an induction hob, oven, microwave and fridge/freezer.

Beyond the kitchen, there is ample space for a large dining table, creating the perfect setting for both everyday family life and entertaining. A comfortable seating area is ideally positioned in front of the sliding doors, providing a wonderful spot to relax while enjoying views of the garden and seamless access to the outdoor terrace.

The elegant bay fronted sitting room provides the perfect retreat. Spacious yet wonderfully cosy, it is centred around an attractive fireplace with a wood-burning stove, creating a warm and inviting space. Double pocket doors allow the room to be opened seamlessly to the rest of the home or closed to create a peaceful haven.

The first floor offers a spacious and light-filled landing leading to three first floor bedrooms. The rear double bedroom enjoys lovely views over the rear garden and benefits from an entire wall of fitted wardrobes, while the second double bedroom, facing the front, is equally generous. A further single bedroom provides flexibility as a nursery, home office or child's bedroom.

Also on this floor is a beautifully appointed family bathroom, finished to an exceptional standard with elegant tiling, twin wash hand basins, a freestanding bath and a separate walk-in shower enclosure, combining luxury with practicality.

The impressive attic conversion occupies the entire top floor, creating a superb principal suite or guest accommodation. This spacious dual-aspect bedroom offers fitted wardrobes, additional eaves storage and an en-suite shower room. Positioned to face the landing window, the bed enjoys far-reaching views, adding to the sense of space and tranquillity within this exceptional retreat.







# SELLER INSIGHT

“ When we bought the house, we saw its potential and over the years we’ve transformed it into the spacious family home it is today. Creating the open-plan kitchen/dining and seating area, along with a new family bathroom, has made a huge difference to the way we live, and with recent redecoration and new carpets throughout, the house is ready for its next owners to move straight in.

The kitchen has always been the heart of our home, overlooking the beautiful south-west facing garden so we could watch the children play while cooking. The garden has been perfect for family life, with plenty of space for climbing frames, a trampoline, football on the lawn and a greenhouse, while the patio is ideal for entertaining during the warmer months. We will also miss waking up to the wonderful estuary views that can be enjoyed from the private landing window, viewed from the top floor bedroom and relaxing by the wood-burning stove in winter.

The location has been just as special. Set on a quiet crescent with no through traffic and surrounded by lovely neighbours, it offers a peaceful setting within walking distance of excellent schools, the city centre and Mincinglake Valley Park, where we have enjoyed countless walks. It has been the perfect balance of city convenience and access to beautiful green spaces.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















# KEY FEATURES

---

Outside, the landscaped rear garden has been carefully designed for both relaxation and entertaining. A sun terrace extends directly from the sliding doors, providing the perfect space for outdoor dining and summer gatherings, while the level lawn is framed by mature specimen planting and established shrubs. At the far end of the garden, a secluded area provides an ideal children's play space and currently accommodates a 10 ft trampoline with ease.

Further benefits include a detached garage, a greenhouse and off-road parking, completing this exceptional family home.





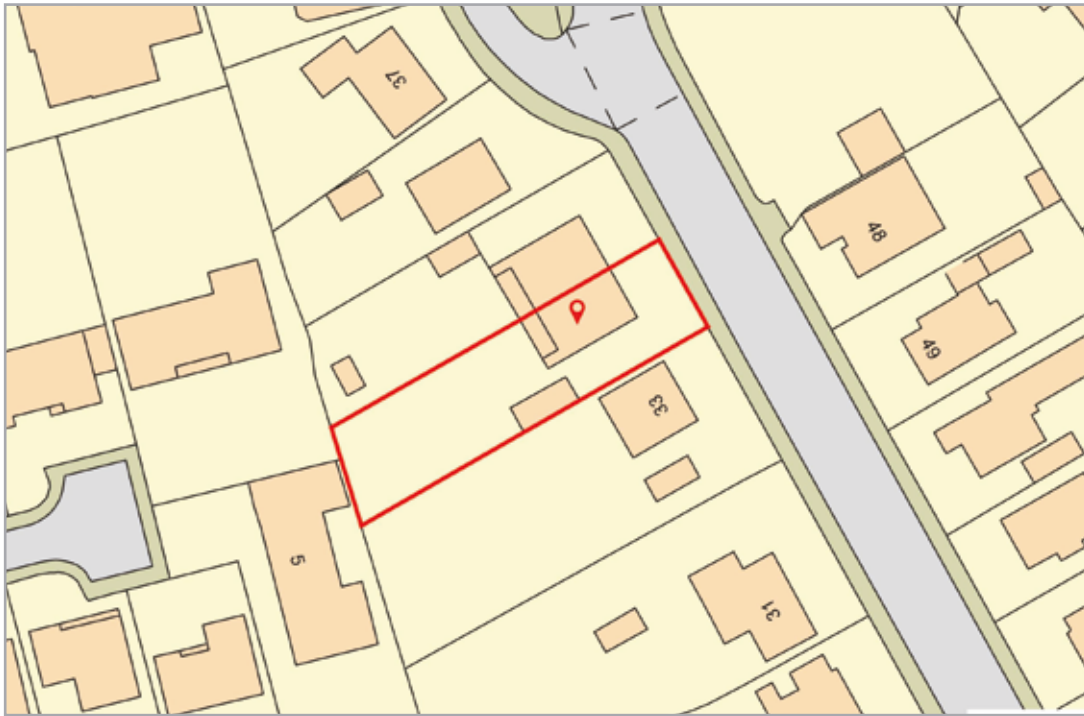


# INFORMATION

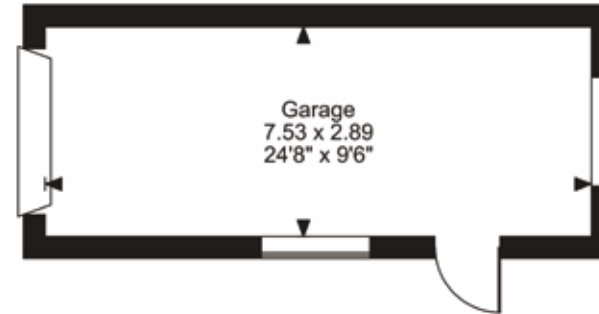
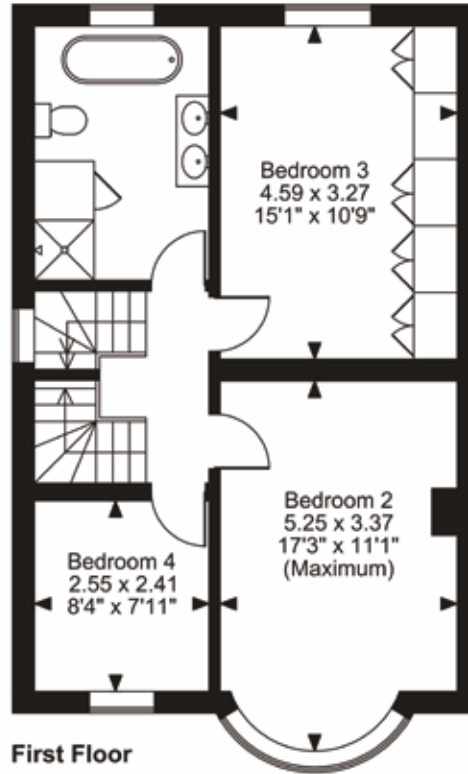
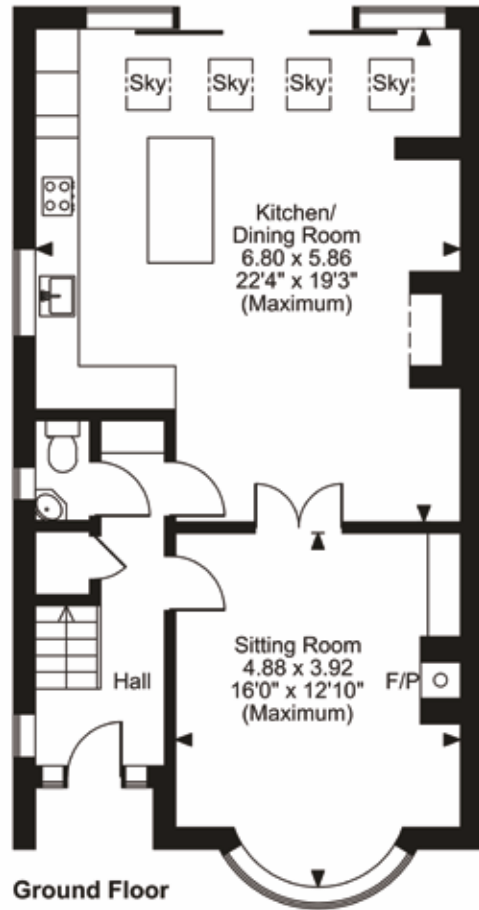
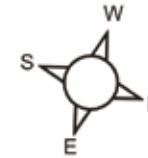
---

Services: Mains water, gas and electricity

Council Tax Band: D  
Local Authority: Exeter



**Rosebank Crescent, Exeter, Devon**  
**Approximate Gross Internal Area**  
**Main House = 1557 Sq Ft/145 Sq M**  
**Garage = 234 Sq Ft/22 Sq M**  
**Total = 1791 Sq Ft/167 Sq M**



Council Tax Band: D  
 Tenure: Freehold

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8696730/JBM





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Exeter  
23 Southernhay West, Exeter, Devon EX1 1PR  
01392 573900 | [exeter@fineandcountry.com](mailto:exeter@fineandcountry.com)

