



Connells

Hook Drive
Exeter



Property Description

GUIDE £450,000 - £475,000

Situated within the popular Hook Drive development, this spacious detached home offers generous accommodation throughout, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall with a convenient downstairs cloakroom. To the rear of the property, the impressive open plan kitchen and dining room is fitted with a modern range of wall and base units, providing ample cupboard space and generous work surfaces. A door opens directly onto the rear garden, creating an ideal space for family life and entertaining.

The spacious living room extends from the front to the rear of the property, enjoying a large front aspect window and French doors opening onto the garden, allowing natural light to flood the room throughout the day.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms provide excellent space for family members, guests or those working from home. A modern family bathroom completes the first-floor accommodation.

Outside, the enclosed rear garden features a level lawn and patio seating area, providing a private space to relax or entertain. A side door gives direct access into the single garage, which benefits from an up-and-over door opening onto the private driveway at the front of the property.

Entrance Hall

Wall mounted radiator.

Downstairs WC

Low level toilet, wash hand basin, extractor fan, wall mounted radiator.

Living Room

Two double glazed front aspect windows, French doors to rear, two wall mounted radiators.

Kitchen/ Diner

An open plan kitchen/ diner with two double glazed front aspect windows, double glazed rear aspect window and door, wall and base units, work surfaces, oven and gas hob with extractor over, sink unit with drainer, space for washing machine, fridge freezer and dish washer, two wall mounted radiators.

Landing

Airing cupboard, wall mounted radiator.

Bedroom 1

Double glazed rear aspect window, wall mounted radiator.

En-Suite

Double glazed rear aspect window, mains shower, low level toilet, wash hand basin, extractor fan.

Bedroom 2

Three double glazed front aspect windows, wall mounted radiator.

Bedroom 3

Two double glazed front aspect windows, wall mounted radiator.

Bedroom 4

Double glazed rear aspect window, wall mounted radiator.

Bathroom

Double glazed rear aspect window, panelled bath with mains shower over, low level toilet, wash hand basin, wall mounted radiator.

Front Garden

Small gravelled area.

Rear Garden

Lawn, patio area, garden shed, enclosed by fencing, side door to garage.

Parking

Garage with up and over door, power and light, side door to garden.

Parking at front for one car.

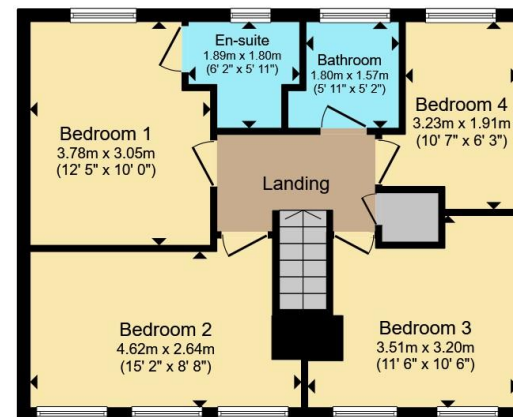








Ground Floor



First Floor

Total floor area 127.3 m² (1,371 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

Connells

To view this property please contact Connells on

T 01392 221 331
E exeter@connells.co.uk

8-9 South Street
EXETER EX1 1DZ

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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