Armstrong Avenue, Exeter, EX4 5DJ

Offers Over £500,000

A beautifully presented family home set in an elevated position with stunning views across the Duryard Valley. Offering bright and spacious accommodation throughout, the property perfectly balances modern living with excellent outdoor space, featuring a superb balcony, generous garden and versatile summer house.

Winkworth

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A beautifully presented and deceptively spacious three double bedroom family home, enjoying elevated views across the picturesque Duryard Valley and offering stylish, contemporary living throughout.

Situated in a sought after residential location, this impressive home boasts generous accommodation, a stunning balcony with far reaching views, a large garden, summer house, garage and driveway parking.

The property is entered via a spacious entrance hallway, creating an excellent first impression and providing access to a convenient ground floor WC. The heart of the home is the superb open plan kitchen and dining area, fitted with a range of modern units and integrated appliances including a fridge freezer, dishwasher, washing machine and cooker. Offering ample space for dining and entertaining, this sociable room flows effortlessly into the main living areas.

A beautifully light-filled reception room features a skylight and sliding doors opening onto the rear garden. Bi-fold doors connect this space to the separate sitting room, providing versatile accommodation that can be enjoyed as either distinct rooms or one expansive entertaining area.

On the first floor are three generous double bedrooms. The principal bedroom benefits from a contemporary ensuite shower room and French doors opening onto an exceptional balcony, where breathtaking views across the Duryard Valley can be enjoyed.

The remaining bedrooms are served by a stylish family bathroom, complete with underfloor heating and a Bluetooth enabled mirror, adding a touch of luxury and convenience to everyday living.

Outside, the property continues to impress with a substantial rear garden, ideal for families, entertaining and enjoying the outdoors. A detached summer house with electricity connected provides excellent flexibility and would make an ideal home office, studio, gym or hobby room.

Further benefits include a garage with power supply, driveway parking and stunning elevated views.

Armstrong Avenue occupies an enviable position within a popular residential area of Exeter, offering convenient access to the city centre, the University of Exeter, highly regarded schools, local amenities and transport links. The property's elevated setting provides wonderful views across the Duryard Valley while retaining easy access to everything the city has to offer.

A superb opportunity to acquire a spacious and modern family home with outstanding views, versatile accommodation and excellent outdoor space in one of Exeter's most desirable locations.

At a Glance:

Link detached house

Three double bedrooms

Main bedroom with ensuite and large balcony

Family Bathroom

Driveway and Garage

Large garden with summer house

Open plan downstairs living space

Property Information:

COUNCIL TAX: Band D

SERVICES: Mains Electric, Water & Drainage.

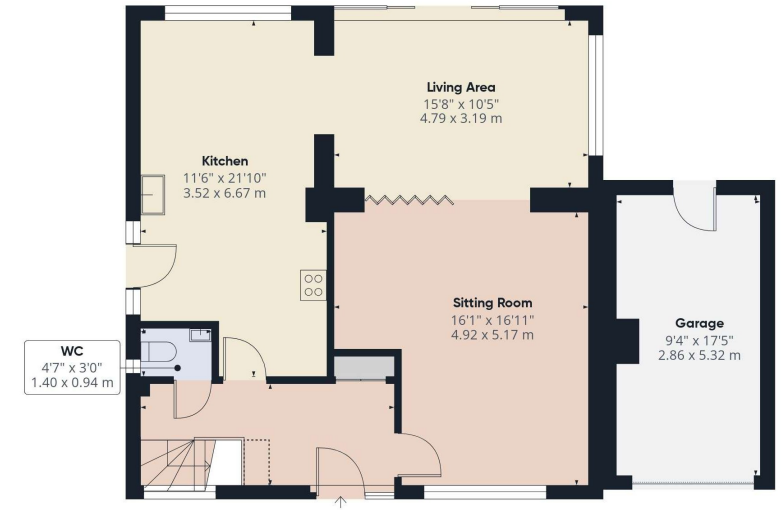
HEATING: Gas Central Heating

BROADBAND: Full Fibre Broadband. Checked on Openreach June 2026.

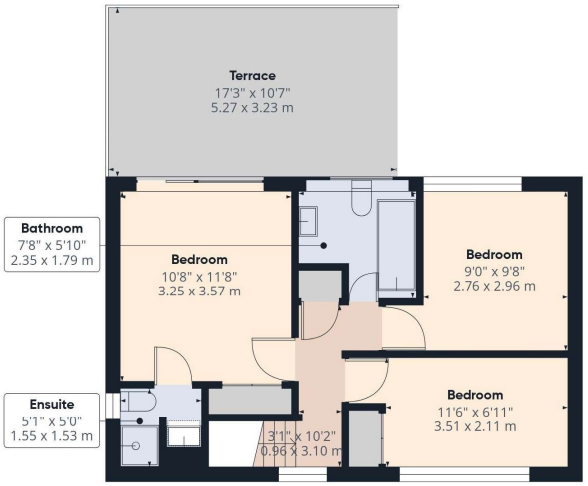
MOBILE: Signal Dependant on Provider

LISTED: No

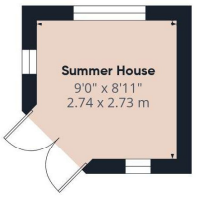
TENURE: Freehold



Ground Building 1



Floor 1 Building 1



Ground Building 2

Winkworth

Approximate total area(1)
1465 ft²
136.2 m²

Balconies and terraces
182 ft²
16.9 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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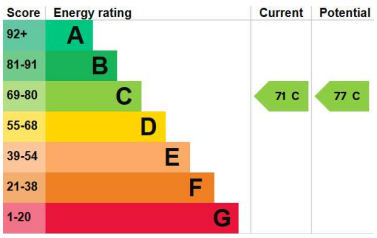

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