



Kilbarran Rise, Exeter, EX4 4AA

Guide Price: £510,000

The charming detached four-bedroom family home is beautifully presented throughout. Features include; open plan kitchen/diner, two further reception rooms, utility, two bathrooms, garage and an expansive private rear garden.

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Description

Ground floor:

The property is accessed via a set of stone steps at the front of the property.

The sitting room is beautifully designed with dual aspect windows that flood the space with natural light. The parquet flooring adds an elegant touch, the wood-burner not only provides warmth and comfort during colder months but also adds a focal point that enhances the room's overall character.

The office provides a flexible reception space. A large window overlooks the rear aspect, and the parquet flooring continues in the office.

The kitchen/diner is beautifully presented and bright due to the triple aspect windows. The kitchen comprises of a mixture of matt blue wall and base storage units with roll top work surfaces. Integral appliances include; four ring induction hob, extractor fan, stainless steel sink/drain, dishwasher, fridge/freezer and double eye level oven. The dining room has plenty of space for a large dining table set and bi-fold doors lead onto the patio with stunning views over Exeter.

The utility room has space for a washing machine and dishwasher and direct access to the rear garden. The downstairs W/C is located off the utility.

First floor:

Bedroom one is a large double bedroom with carpet flooring, double aspect windows and radiator. The modern en-suite had a large shower cubicle, W/C and wash basin.

Bedroom two is a further double bedroom with carpet flooring, a built in wardrobe and a large window overlooking the front aspect. Bedroom three is another double bedroom overlooking the rear aspect. Bedroom four is a large single bedroom overlooking the front aspect.

Outside:

The private garden can only be described as stunning. The expansive rear garden is mostly laid to lawn with a large gravel area. The garden is stocked with a collection of mature trees, shrubs and plants. The garden also features a summerhouse.

A single garage and off-road parking area is located at the front of the property.

Location:

Exeter is a vibrant small city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money



At a glance....

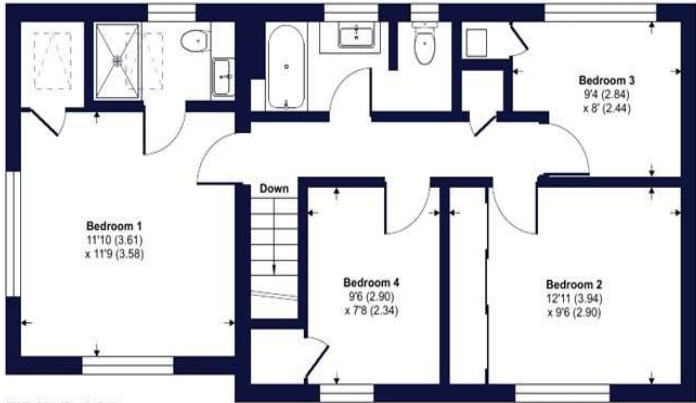
- Detached
- Modern throughout
- Four bedrooms
- Two bathrooms
- Three reception rooms
- Utility room
- Extensive rear garden
- Garage
- Off-road parking.

PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.
- Broadband: Ultrafast Broadband is available (checked on openreach) with fibre to the cabinet.
- Mobile: We understand that full mobile coverage is available (checked on Ofcom)
- Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

Kilbarran Rise, Exeter, Devon, EX4

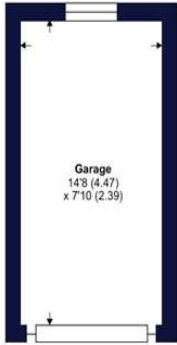
Approximate Area = 1249 sq ft / 116 sq m
 Garage = 115 sq ft / 10.6 sq m
 Total = 1364 sq ft / 126.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1077775



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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