



Cadbury Crescent, Exeter, EX1 3GG

£575,000

Cadbury Close is an impressive large four double bedroom detached family home situated in a quiet location on the outskirts of Exeter.

Winkworth

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Description:

The family home boasts a welcoming entrance hall, with spacious living room to the front of the property with an attractive bay window. At the back of the property sits an impressive open plan, kitchen/diner/family room, which is the focal point of the property. Stylish kitchen, separate utility and downstairs cloakroom with storage. Upstairs are four double bedrooms with the master benefitting from a luxury en-suite shower room. The other three double bedrooms share a family bathroom.

To the front of the property is a private driveway offering off-road parking for several vehicles.

The rear garden has been superbly landscaped a perfect spot to enjoy those Spring and Summer evenings.

Entrance Hall: Welcoming entrance hall with front door and front double glazed window. Radiator, Stairs leading to first floor, door to

Cloakroom: Low level WC, pedestal basin with mixer tap, radiator. Door to..

Storage Room: Perfect space for hanging coats and storing shoes.

Living Room: Two radiators, door to under stairs storage cupboard, front double glazed bay window and a side double glazed window.

Kitchen/Diner/Family Room: An impressive open plan kitchen/diner/family room. A range of modern wall and base units all with roll top work surfaces. Integrated AEG Induction hob, with extractor fan over. Integrated tall fridge/freezer, integrated dishwasher, integrated double electric oven with grill. Insert one and half sink drainer with mixer tap over. Dining area offers enough space for dining room table and chairs. Two radiators. Family area floor to ceiling double glazed windows with french double glazed doors leading to rear garden. Door to ..

Utility Room: Stylish Amtico flooring, matching modern wall and base units with roll top work surfaces. Insert stainless steel sink and drainer and mixer tap. Space and plumbing for washing machine. Access to gas boiler. Radiator and rear patio door with double glazed window.



At a glance...

- Impressive Four Bedroom Family Home
- Four Double Bedrooms
- Bedroom One with En-Suite
- Impressive Open Planned Kitchen / Dining / Family Room
- Integral Garage
- Sought After Area
- Fully Enclosed Rear Garden
- Easy Access to M5 and A38 Corridor
- Garage and Driveway

PROPERTY INFORMATION:

- Freehold
- Council tax Band: E
- Mains Electric, Gas, Water and Drainage.
- Phone: Full Coverage
- Internet: Ultrafast full fibre broadband up to 1800mbps. Fibre to the premise

Cadbury Crescent, Exeter, Devon, EX1

Approximate Area = 1604 sq ft / 149 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1095711

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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