



Stoke Valley Road, Exeter, EX4 5ER

£675,000

An opportunity to acquire a substantial four/five bedroom detached family home occupying a fabulous position wonderful views over neighbouring area, parts of Exeter and beyond including the Exe estuary.

Winkworth

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ACCOMMODATION

Reception Hall: Engineered wood flooring. Wireless thermostat control panel. Smoke alarm. Stairs rising to first floor. Bespoke fitted understairs cupboards. Door to:

Dining Room: A lovely light room, engineered wood flooring. Radiator. Double glazed window to front aspect, bespoke fitted shutters. Double glazed window to side aspect with outlook over neighbouring area and beyond.

Sitting Room: Another spacious light room, engineered wood flooring. Wood burner with slate surround and wooden mantle, Two radiators. Bespoke fitted shutters. Double aspect double glazed windows to front aspect and side with great views over the neighbouring area and beyond. including the Exe estuary.

Snug/Bedroom 5: Engineered wood flooring. Radiator, bespoke fitted shutters, double glazed views to the front aspect.

Study: Engineered wood flooring. Radiator, bespoke fitted blind, double glazed window to the side aspect.

Kitchen/Breakfast Room: Modern fitted kitchen with a range of matching wall and base units with wood effect work surfaces. Breakfast bar and tiled splashback, drinks fridge, bank of storage units. Double bowl sink unit with mixer tap. Large range cooker with extractor over, integrated dishwasher. Radiator. Bespoke fitted blinds, double glazed window to side aspect. French doors leading to covered patio area.

Utility/Shower Room: Fitted work surfaces, plumbing and space for washing machine and dryer, further space for hanging washing. Radiator. Tiled flooring.

A modern white suite comprising low level WC, wash hand basin with mixer tap. Fitted mirror. Radiator. Engineered wood flooring. Cloak hanging space. Double glazed window to side aspect. Double glazed door provides access to rear garden.

1st Floor Landing: Loft hatch, access to the loft which is fully insulated and partially boarded with power and light. Smoke alarm. Airing cupboard, with fitted shelving.

Bedroom One: A good sized double, bespoke fitted shutters, double glazed window to front aspect with views over the neighbouring area and beyond. Double glazed window to side aspect with fine outlook over neighbouring area, parts of Exeter and Exe estuary beyond. Coved ceiling. Door leads to:

Ensuite Bathroom: Power shower, fully tiled. Low level WC. Wash hand basin with vanity unit, fitted mirror. Heated towel rail.. Obscure double glazed window to side aspect.

Bedroom Two: Double bedroom. Built in wardrobe, radiator. Bespoke fitted shutters, double glazed windows to front aspect with outlook over neighbouring area and beyond.

Bedroom Three: Double bedroom with built in wardrobe, radiator. Bespoke fitted shutters, double glazed window to side aspect with outlook over neighbouring area and countryside beyond.

Bedroom Four: Double bedroom fitted wardrobe. Bespoke fitted shutters, double glazed window to side aspect with outlook over neighbouring area and countryside beyond.

Family Bathroom: A modern white suite comprising large standalone bath with mixer tap. Separate shower, low level WC. Wash hand basin with vanity unit with cupboards. Fitted mirror. Light/shaver point, heated towel rail. Obscure double glazed window to rear aspect.

OUTSIDE:

The property is approached by a large double width driveway providing parking for several vehicles and part of which provides access to;

Double garage with electric door, power and light. To the right side of the driveway is an area of open plan lawn with well stocked with a variety of maturing shrubs, plants and trees. Directly to the front elevation is a raised area mostly laid to lawn. From the driveway steps and pathway lead to the front door. Side gate provides access to the rear garden.

Large summerhouse with power and light taking full advantage of the beautiful views. The pathway extends to the rear garden, which is a particular feature of the property, enjoying a high degree of privacy, newly fitted decked area which is an ideal seating area to take in the lovely views. The rear garden is well stocked with a variety of maturing shrubs, and plants and maturing oak tree.



At a glance....

- Large Detached 5 Bedroom Home
- Bedroom One with En-Suite
- Dining Room
- Sitting room with Wood burner
- Newly Fitted Kitchen
- Utility Room and Downstairs Shower Room
- Elevated Position in a Sought After Location
- Large Summerhouse with Power
- Double Garage
- Parking
- Wonderful Views of the Countryside & Exe Estuary
- Good Transport Links

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: E
- Mains Electric, Gas, Water and Drainage
- Phone: Full coverage
- Internet: Superfast fibre broadband up to 24mbps. Fibre to the cabinet
- We understand there are restrictive covenants apply to the property, please ask us for more information.



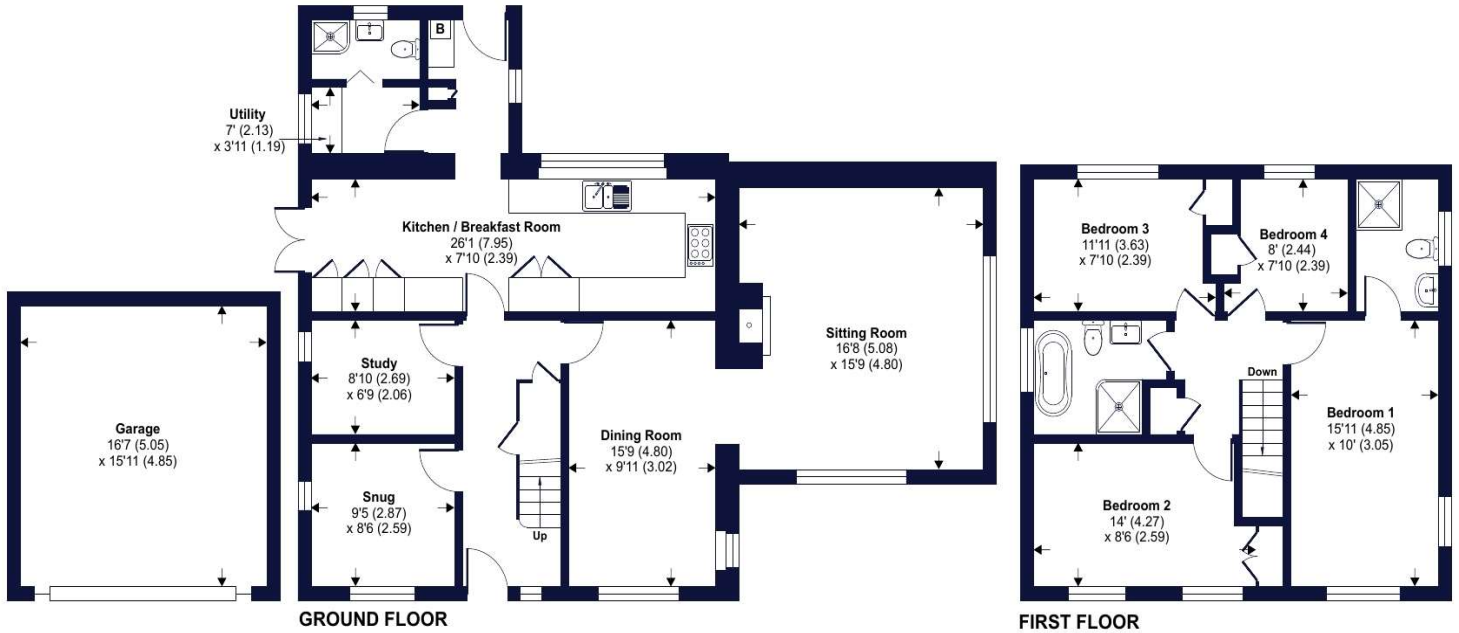
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Approximate Area = 1666 sq ft / 154.7 sq m

Garage = 264 sq ft / 24.5 sq m

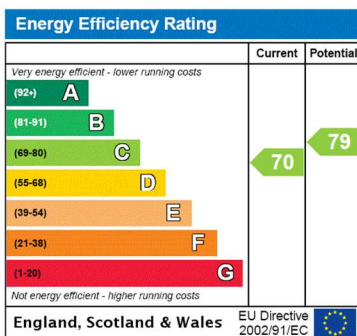
Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Winkworth. REF: 1050435

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