



£595,000 Guide Price

Bounty Grove, Exeter EX2 7GN

Detached House | 4 Bedrooms | 3 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Prestige Location
- Detached 4 Bedrooms
- Spacious Modern Kitchen
- Dining Room/Study
- Generous Size Lounge
- Downstairs Cloakroom
- Family Bathroom
- Fully Enclosed Private Garden With Large Patio
- Double Garage With Electric Doors
- Driveway
- Freehold
- Council Tax Band F

## Main Particulars

\*PRESTIGE LOCATION\* DETACHED\*4 BEDROOMS WITH MASTER EN-SUITE\*GENEROUS SIZE LOUNGE\*SPACIOUS MODERN KITCHEN\*DINING ROOM/STUDY\*CLOAK ROOM\*FAMILY BATHROOM\*FULLY ENCLOSED GARDEN WITH LARGE PATIO\*DOUBLE GARAGE WITH ELECTRIC DOORS\*DRIVEWAY\*

This immaculately presented four bedroom detached house is in a highly sought after location off Admiral Way close to the Exeter Golf and Country Club, and just a short walking distance from Newcourt railway station & Topsham. The property has a beautiful lounge with French doors out to the rear garden, a spacious contemporary kitchen with central island, in addition to a dining room/study and a cloak room on the ground floor. Whilst to the first floor are four generous bedrooms, with master en-suite and family bathroom. To the rear is a lovely south facing garden with large patio and a spacious double garage to the side with parking on the tarmac driveway to the front.

**Approach** -Bounty Grove is located off Admiral Way and just behind Exeter Golf and Country Club with the property overlooking a beautiful communal green space.

To the front the garden has been planted with a selection of flowering plant and shrubs with a small path leading to the front door and then into the hallway.

**Hallway** - The property opens to a wide hallway with beautifully tiled flooring giving access off to the reception rooms and kitchen with stairs to the first floor with storage cupboard below, doors leading to

**Study/Dining Room** - First off to the left and currently used as the office, this sizeable room overlooks the front garden, it has UPVC window to the front aspect, radiator, tiled flooring and can be easily used as a dining room.

**Living Room** - This is a lovely light and airy lounge enjoys double aspect UPVC windows with a set of French doors out to the patio area and rear garden beyond, a window to the front, two radiators and carpet.

**Kitchen** - This contemporary room fitted with a range of dark teak shaker style wall and base units topped with a black granite effect worktop. A central island host a pair of electric ovens with a gas hob over and a aluminium cooker hood, with a breakfast bar opposite, space for a large fridge freezer, built in microwave, dishwasher and washing machine. A further set of French doors open out to the rear garden and the floor has been finished with dark tiles which run seamlessly through the ground floor.

**Cloakroom** - To the rear is a cloak room fitted with matching low level white W.C and wall hung basin, radiator, tiled flooring and UPVC window to the rear aspect

**Stairs to the first floor** - On the landing is the airing cupboard with hot water cylinder and doors leading to

**Master Bedroom En-suite** - First off the stairs is the master bedroom, a lovely spacious room with floor to ceiling built-in mirrored wardrobes, UPVC window to the front aspect, carpeted flooring. The room has a featured panelled wall.

Off to the side is the en-suite with a large fully tiled shower cubicle and matching white low level W.C and pedestal basin, heated towel rail, UPVC window to the front aspect, light glitter tiled flooring.

**Bedroom four** - The smaller of the rooms with views out to the rear garden through a UPVC window, radiator, carpet flooring and is currently being used as the dressing room.

**Family Bathroom** - The family bathroom has been fitted with a white bathroom suite with shower over the bath and matching white low level W.C and pedestal basin and finished with white wall tiling, UPVC window to the rear aspect, heated towel rail, light glitter tiled flooring and spotlight lighting in the ceiling.

**Bedroom three** - Window to the rear aspect, carpet flooring, radiator, bedroom three is a generous double with a built-in wardrobe.

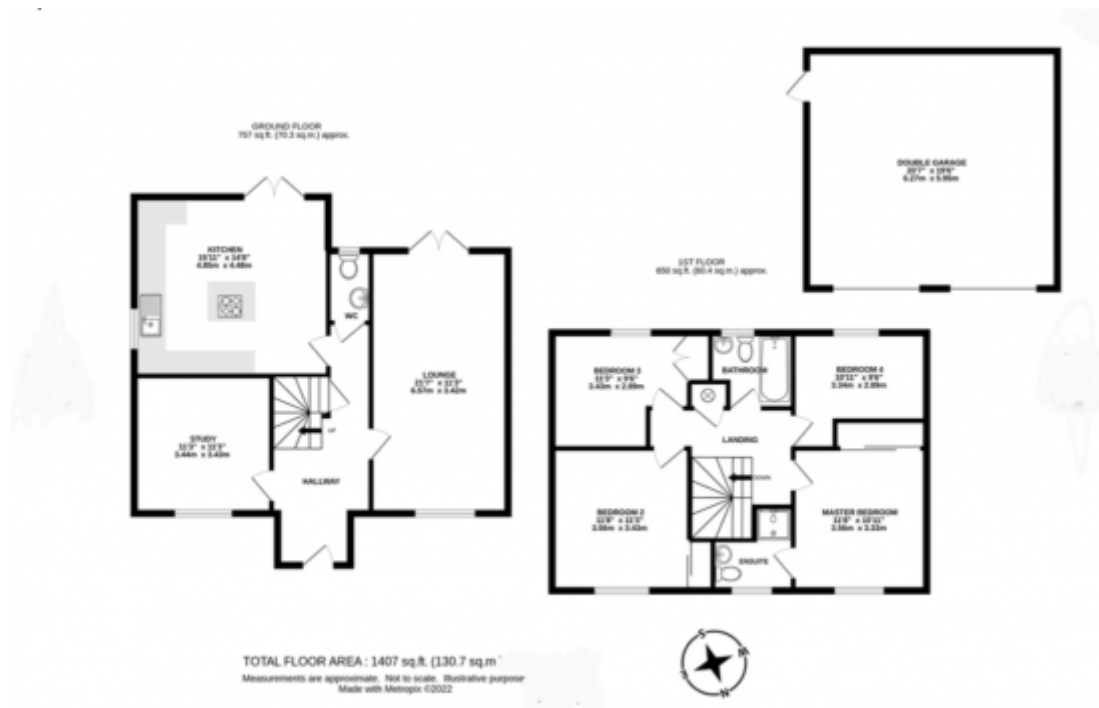
**Bedroom two** - Window to the front aspect of the property it has a built-in mirrored wardrobe, carpet flooring and radiator again a generous size double room.

**Garden** - The south facing garden has been beautifully planted and laid out to create a central lawn edged with this beautiful display of flowering plants and shrubs. Running the length of the property the patio is positioned to offer the best seating area directly in front of the lounge and has an outside tap and outside lighting. A path runs along the side of the property with a gate providing access to the front and to the garage, behind which is a further discrete vegetable garden with wooden shed containing electric with a screened off area to dry washing with a washing line.

**Garage** - The large and spacious double garage is fitted with light and power with two electric doors to the front, each with a tarmac driveway in front.

Freehold Council Tax Band F





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 84   B  | 91   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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