



£375,000

Holland Drive, Exeter

Detached House | 3 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



www.rightathomeexeter.com



Step Inside

Key Features

- Detached 3 Bedroom Family Home
- Bright & Spacious Front Aspect Living Room
- Spacious Kitchen Dining Room
- Fully Fitted Integrated Appliances
- Master Bedroom with Ensuite
- Downstairs WC Cloakroom
- Fully Enclosed Good Sized Garden
- Single Garage and Driveway For 2 Vehicles
- Sought After Area
- Close Proximity To Excellent Transport Links, Schools & Amenities

Property Description

A fantastic opportunity to acquire this stylish, modern 3 bedroom detached Bloor home, located in the sought after area of Westclyst. Westclyst is situated on the edge of Pinhoe with convenient access to the city centre, regular bus service and the major road network surrounding the city.

Main Particulars

Light and spacious throughout, this impressive detached home is approximately five years old. Entering into a welcoming entrance hallway, there is a convenient downstairs cloakroom and understairs concealed shoe cupboards. A further doorway from the entrance hall leads into a lovely spacious living room, offering a large bay window and with tasteful decor.

A stunning modern open-plan kitchen/dining room making this a great space for entertaining with family and friends. With ample space for a dining table and large French doors providing naturally following light, leading out to the level south-east facing garden, ideal for alfresco dining. With an adjoining utility area with lots of useful storage.

Leading up the staircase with natural flowing light from the side aspect window, to the first floor, there are three good-sized bedrooms, two doubles and a further single, with built-in wardrobes and an ensuite shower room to the master bedroom. Off the landing, there is a useful linen/storage cupboard and a family bathroom, fitted with a modern white suite.

Outside the property there are front and rear gardens. The front garden has level artificial grass lawn. The fully enclosed large rear garden has a degree of privacy ideal for outside dining and offering plenty of space for a garden shed and even a hot tub! A side gate provides easy access to the rear single garage and parking.

Westclyst is a popular residential area with easy access to public transport and major transport links including the M5, A30, Exeter International Airport, Sowton Industrial Estate, the Met Office and Pinhoe train station which has a direct train to Exeter and London Waterloo. The property is conveniently located within the catchment area of Westclyst Primary School and Clyst Vale High School. Pinhoe Village, a 5 minute walk, offers a wide range of amenities such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries. Pinhoe Train Station is also within close proximity and offers services into Exeter and London Waterloo.

Additional Information: Estate Management Charge - tbc

Viewing highly recommended.

Council Tax Band: D

Tenure: Freehold

Access

Canopy entrance with courtesy light. Composite front door, with inset obscure double glazed panel, leads to:

Entrance Hall

Matching light tiled flooring. Handy understairs shoe cupboards. Smoke alarm. Telephone point. Electric consumer unit. Thermostat control panel. Wall mounted radiator. Doorways leading to living room, cloakroom W.C. and kitchen/diner.

Living Room

A light and spacious room. Lead effect uPVC double glazed bay window to front aspect. Matching light grey carpet. TV aerial and telephone points. Wall mounted radiator.

Kitchen/Diner

A stunning modern fitted kitchen with an excellent range of light grey high gloss eye level and base units with dark grey wood grain effect worktop over. Inset black matt bowl and half sink with mixer tap and single drainer. Fitted Bosch electric double oven, electric four ring hob with light grey glass splashback and stainless steel extractor hood over. Integrated Bosch dishwasher and upright fridge/freezer. Matching light tiled flooring. Wall mounted radiator and inset LED spotlights to ceiling. Plenty of space for a large dining table for entertaining. uPVC double glazed French doors, with matching full height side windows, providing access and outlook to rear garden.

Utility Area

Range of matching fitted light grey high gloss base cupboards with work surfaces. Plumbing and space for washing machine. Matching light tiled flooring. Wall mounted concealed heat exchanger. Wall mounted radiator. Extractor fan.

Cloakroom

A modern matching white suite comprising wall mounted wash hand basin with modern style mixer tap and tiled splashback and low level W.C. Lead effect obscure uPVC window to side aspect. Wall mounted radiator. Extractor fan. Matching light tiled flooring.

First Floor Landing

Light matching grey carpet. Handy storage/linen cupboard. Lead effect uPVC window to side aspect. Smoke alarm. Access to roof space.

Master Bedroom

Large fitted mirrored triple wardrobe. Lead effect uPVC window to front aspect. Matching light grey carpet. Wall mounted radiator. TV and telephone points. Thermostat control panel. Doorway leading into...

En-suite Shower Room

A modern matching white suite comprising one and half width stylish tiled shower enclosure with fitted mains shower unit. Wall mounted wash hand basin with modern style mixer tap. Low level W.C. Shaver point. White heated ladder towel rail. Inset LED spotlights to ceiling. Smoke alarm. Obscure lead effect uPVC double glazed window to front aspect.

Bedroom 2

Nice sized double room. Matching light grey carpet. uPVC window to rear aspect with outlook over the rear garden. TV point and wall mounted radiator.

Bedroom 3

Nice sized single room with uPVC window to rear aspect with outlook over rear garden. Matching light grey carpet. Wall mounted radiator.

Bathroom

Modern matching white three piece suite with paneled bath with mixer tap and fitted mains shower over, ceiling height stylish tiled surround and glass shower screen. Wall mounted wash basin and low level W.C to half tiled, half mirrored wall. Inset ceiling chrome spotlights, extractor fan, shaver point, wall mounted white ladder radiator and matching tiled flooring. Double glazed obscure window to side aspect.

Front Garden

To the front of the property is a level neat shaped area of artificial grass and pathway leading to the front door with courtesy light. To the left side elevation is a private driveway providing ample parking, in turn providing access to:

Garage

With up and over door providing vehicle access. Pitched roof providing additional storage space. Power and light.

Rear Garden

A great sized fully enclosed level rear garden with patio surround on three sides and wooden decking area to the fourth side. Artificial grass to the centre for easy maintenance. To the lower end of the garden, behind the garage, is a secluded area ideal for a raised timber decked terrace. To the right side elevation is a great space for storage. Security light. Side gate providing access to the single garage and private driveway.



Ground Floor



Kitchen/ Diner
4.38 x 3.51
(14'4" x 11'5")

Lounge
3.31 x 4.30
(10'9" x 14'1")

Utility
1.01 x 2.83
(3'4" x 9'3")

First Floor



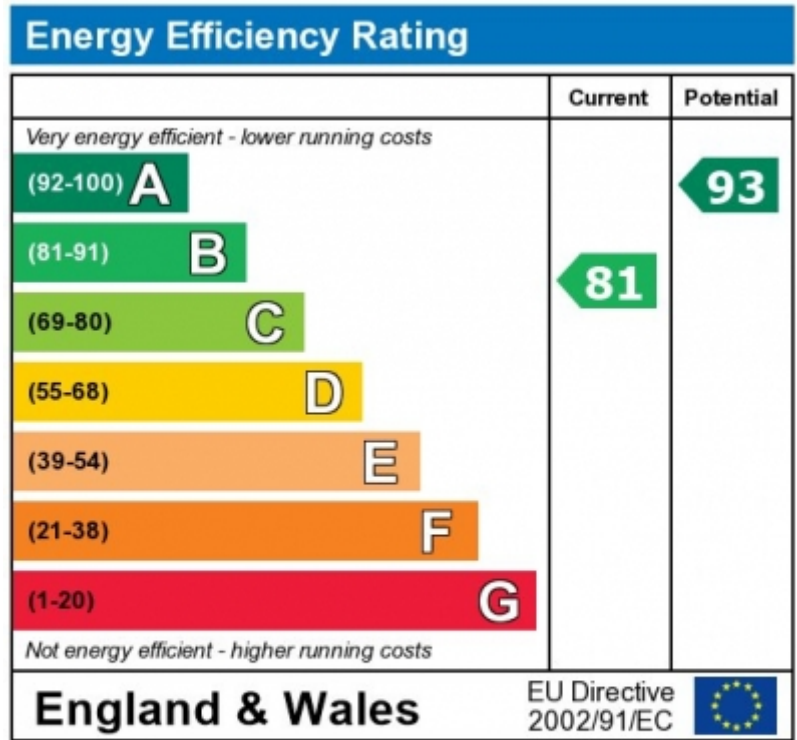
Bedroom One
2.79 x 3.45
(9'2" x 11'4")

Bedroom Two
3.05 x 2.95
(10'0" x 9'8")

Bedroom Three
2.33 x 2.94
(7'8" x 9'6")

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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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