



£325,000

Grainger Close, Exeter

Semi-Detached House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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Step Inside

Key Features

- No Onward Chain
- Semi Detached
- Three Bedrooms
- Open Plan Living/Dining Room
- Detached Garage
- Off Road Parking
- South Facing Enclosed Garden
- Well Presented Throughout
- Popular Broadfields Location

Property Description

* NO ONWARD CHAIN * SEMI-DETACHED * THREE BEDROOM * GARAGE / DRIVEWAY FOR SEVERAL CARS * SOUTH FACING GARDEN * POPULAR BROADFIELDS LOCATION *

Main Particulars

A well presented three bedroom semi-detached located within the popular and well-established residential area of Broadfields. This highly desirable area offers convenient access to a regular bus service, well-regarded schools, City Centre, and the major road network surrounding the city. Offered with no onward chain.

Inside, you are greeted with tasteful décor throughout and ready to move into condition, with gas central heating and double-glazing. Light and spacious throughout, this lovely home offers a welcoming and spacious open plan living room which flows into a dining room and is filled with naturally flowing light from the large front window and patio doors to the rear, making this an inviting space for relaxation or entertaining. The modern kitchen is a culinary enthusiast's dream, equipped with plenty of worktop and cupboard space, it offers both functionality and style.

The upstairs features three bedrooms, two doubles and a single and a family bathroom.

The large, south facing rear garden is fully enclosed, making this a safe space for children and pets. With a paved patio area ideal for alfresco dining or family barbeque. Predominantly laid to paving and grass lawn, with easy maintenance in mind.

Council Tax Band: C

Tenure: Freehold

Access

Off the public footpath onto a large paved driveway with space for several vehicles. Graveled area to the right with mature shrubs. To the left hand side of the property, there are large vehicle width wooden gates, giving access to the garage at the rear.

Living Room w: 4.21m x l: 3.8m (w: 13' 10" x l: 12' 6")

Through the front door into a large open plan living room with stairs leading up to the first floor. Chimney breast with flame effect gas fire with hearth and mantel above. Under stairs storage cupboard. Wall mounted radiator. Ceiling downlighters. Large uPVC window to front aspect. Wood flooring. Archway into...

Dining Room w: 2.71m x l: 3.28m (w: 8' 11" x l: 10' 9")

Spacious dining area with large uPVC patio doors to rear aspect with outlook over and access to rear garden. Matching wood flooring. Wall mounted radiator. Archway leading into...

Kitchen w: 2.25m x l: 3.06m (w: 7' 5" x l: 10')

An excellent range of shaker style wood eye level, base and drawer units with black granite effect worktop over and tiled surround. Integrated oven and 5 gas burner hob and extractor hood over. Integrated upright fridge freezer. Stainless steel sink with mixer tap and single drainer. Space for washing machine and dishwasher. Worcester boiler. Ceiling downlighters. Tiled effect vinyl flooring. Half glazed uPVC door leading out into rear garden.

First Floor Landing

Light brown carpet. Loft hatch with loft ladder and loft is partly boarded. uPVC window to side aspect.

Bedroom 1 w: 3.03m x l: 3.94m (w: 9' 11" x l: 12' 11")

Large double bedroom. Light wood effect laminate flooring. Wall mounted radiator. uPVC window to front aspect with outlook to front garden and neighbourhood.

Bedroom 2 w: 3.02m x l: 3.26m (w: 9' 11" x l: 10' 8")

Spacious double bedroom with built in double wardrobes. Built in full height storage cupboard. Light wood effect laminate flooring. Wall mounted radiator. uPVC window to rear aspect with outlook to the back garden.

Bedroom 3 w: 1.97m x l: 3m (w: 6' 6" x l: 9' 10")

Single bedroom. Length 3m, narrowing to 2.16m by the over stairs bulk head. Light wood effect laminate flooring. Wall mounted radiator. uPVC window to front aspect with outlook to front garden and neighbourhood.

Bathroom w: 1.97m x l: 2.21m (w: 6' 6" x l: 7' 3")

Matching white suite panelled bath and electric shower over and glass screen, pedestal wash basin and low level W.C. Ceiling downlighters and extractor fan. Dark tiled effect vinyl flooring. Obscure uPVC window to rear aspect.

Outside

Fully enclosed south facing large rear garden with patio area, brick paving drive to the rear garage and grass lawn to the right side. Further raised terrace to rear of the garden and to the right of the garage. Mature shrubs and tree to the left and right boundaries.

Garage

Large detached garage with up and over door.





Ground Floor
Floor area 41.7 m² (449 sq.ft.)



First Floor
Floor area 43.0 m² (463 sq.ft.)


TOTAL: 84.7 m² (912 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

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 © 2025 Registered Office: , 17A Main Road, Pinhoe, Exeter EX4 9EY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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