



£280,000

Brooke Avenue, Exeter

Semi-Detached House | 3 Bedrooms | 1 Bathroom

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Semi Detached Home
- Three Bedrooms
- Modern Kitchen
- Dining Room
- Off Road Parking
- Fully Enclosed  
Landscaped Garden
- Gas Central Heating and  
uPVC Double Glazing
- Walking Distance to RD&E  
Hospital

## Property Description

A much improved and extended three bedroom semi-detached home nestled in a peaceful cul-de-sac within a friendly neighborhood and conveniently located within close proximity to the RD&E hospital. The property enjoys a central heating system, newly installed windows

## Main Particulars

A much improved and extended three bedroom semi-detached home nestled in a peaceful cul-de-sac within a friendly neighborhood and conveniently located within close proximity to the RD&E hospital. The property enjoys a central heating system, newly installed windows and off road parking for two vehicles.

The cleverly remodeled layout provides a third bedroom and dining room. The hub of this home is the kitchen which flows into the dining area, perfect for entertaining friends and family or enjoying peaceful meals overlooking the rear garden allowing plenty of natural light. Also on the ground floor is the family bathroom.

If you're looking for an inviting space for relaxation, there is a bright and spacious living room, tastefully decorated and a fireplace recess with a decorative log feature.

Upstairs you'll find three comfortable bedrooms, two doubles and a single (currently used as an office).

The rear garden has been attractively landscaped to provide a wonderful space for entertaining, alfresco dining or family barbecues, beneath the wooden pergola and seating area. With easy maintenance in mind, there is a large patio terrace and faux grass centerpiece.

Tucked away in a quiet cul-de-sac in the Wonford area, the property is within walking distance to the RD&E hospital, Exeter City Centre and Quayside and conveniently positioned for easy access to local amenities and major link roads.

Council Tax Band: A

Tenure: Freehold

### **Entrance Hall**

Stairs rising to the first floor. Understairs storage cupboard. Wall mounted radiator.

### **Living Room**

12' 7" x 11' 1" ( 3.84m x 3.38m )

uPVC double glazed windows to the front and side aspects. Wall mounted radiator. TV and telephone points.

### **Kitchen**

9' 1" x 8' 5" ( 2.77m x 2.57m )

A refitted modern shaker style kitchen comprising a range of matching base, drawer and eye level cupboards. Wood effect roll edge work surfaces with tiled splashback. Fitted electric oven. Four ring gas hob with filter/extractor hood over. Single drainer sink unit with mixer tap. Integrated upright fridge freezer. Integrated washing machine. Integrated dishwasher. Inset LED spotlights to ceiling. Square opening to:

### **Dining Room**

11' 8" x 9' 8" ( 3.56m x 2.95m )

Wall mounted radiator. Television aerial point. Inset LED spotlights to ceiling. uPVC double glazed window to side aspect. uPVC double glazed double opening doors providing access and outlook to the rear garden.

### **Bathroom**

A matching white suite comprising paneled bath with tiled splash back and fitted shower unit over. Wash hand basin. Low level WC. Heated ladder towel rail. Obscure uPVC double glazed window to rear aspect.

### **First Floor Landing**

Wall mounted radiator. Boiler serving central heating and hot water supply. uPVC double glazed window to side aspect. Access to roof space. Smoke alarm.

### **Bedroom 1**

11' 1" x 8' 5" ( 3.38m x 2.57m )

Wall mounted radiator. TV aerial point. uPVC double glazed window to front aspect.

### **Bedroom 2**

9' 5" x 8' 5" ( 2.87m x 2.57m )

Two built-in wardrobes. Overhead storage cupboards. TV aerial point. Wall mounted radiator. uPVC double glazed window to rear aspect.

### **Bedroom 3**

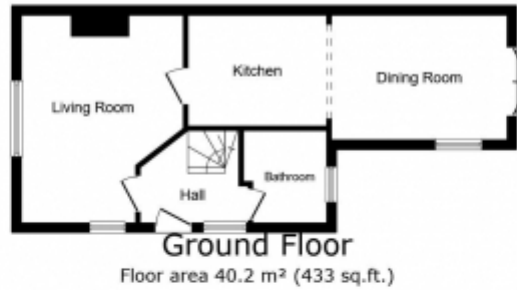
8' 2" x 5' 2" ( 2.49m x 1.57m )

Wall mounted radiator. uPVC double glazed window to side aspect.

### **Outside**

To the front of the property is a double width gravelled driveway providing parking for two vehicles. A pathway leads to the rear/side door. The pathway continues to a side gate which in turn provides access to the rear garden which is mostly laid to attractive paving and a section of garden laid to artificial turf. Pergola, shed, outside lighting and water tap. The rear garden is enclosed on all sides.



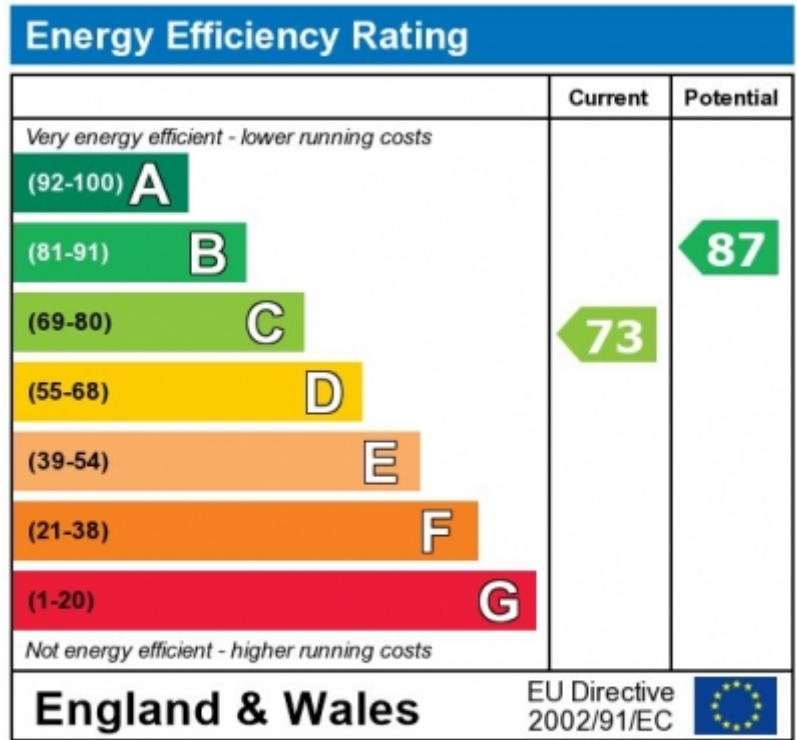


**TOTAL: 69.9 m<sup>2</sup> (753 sq.ft.)**

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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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