



£350,000

Leypark Road, Exeter

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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# Step Inside

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## Key Features

- Extended Semi Detached Family Home
- Four Bedrooms
- Generous Master Bedroom with Ensuite
- Modern Open Plan Kitchen/Dining/Family Room
- Separate Living Room
- Stunning Family Bathroom
- Off Road Parking
- Immaculate South Facing Rear Garden with High Degree of Privacy
- Well Presented Throughout
- Popular Whipton Location

## Property Description

\* EXTENDED SEMI-DETACHED \* FOUR GENEROUS BEDROOMS \* MASTER WITH ENSUITE \* MODERN OPEN PLAN KITCHEN/DINING/FAMILY ROOM \* SEPARATE LIVING ROOM \* SOUTH FACING GARDEN WITH HIGH DEGREE OF PRIVACY \* PRIVATE OFF ROAD PARKING FOR TWO CARS \* POPULAR WHIPTON LOCATION \* WELL PRESENTED THROUGHOUT \*

## Main Particulars

A fantastic opportunity to acquire this much improved and extended, well presented, four bedroom semi detached home, in the popular Whipton area of Exeter, close to a bus service, shops, schools and major transport links. To really grasp the true extent of this magnificent family living space, perfect for modern family living, internal viewing is highly recommended.

The major theme of this spacious family home is the abundance of natural light. The heart of the home is the stunning extended kitchen and family area, bathed in natural light from a gorgeous skylight. This expansive space is perfect for modern family living and the real hub of the home. Featuring a modern kitchen, equipped with plenty of worktop and cupboard space, it offers both functionality and style. The adjoining dining and family area seamlessly flows into the rear garden, which offers a lawn area and patio terrace-perfect for children to play or for hosting outdoor gatherings in privacy!

The property also benefits from a separate, bright and spacious living room, providing a quiet retreat from the bustle of family life. An inset Gazco open fire feature sets the scene for those cosy nights in. Additionally, there is plenty of built-in storage, making this home as practical as it is stylish.

Upstairs you will find four bedrooms, three doubles and a single, offering ample space and flexibility for a growing family. The generous master bedroom, positioned at the rear of the property, offering privacy and serene views over the garden, also boasts a stunning en-suite, bathed in natural light from the skylight. You'll also find a beautifully styled family bathroom, continuing the theme of natural light from a further skylight.

Outside, the south facing rear garden provides a safe and private area for children to play or for family barbecues and gardening enthusiasts, offering a high degree of privacy. The garden, with a paved terrace beneath the rear extension, offering shelter from the sun (or rain) opens out to a large, uncovered patio terrace with a few steps leading up to an enclosed lawn area and is an ideal space for outdoor activities, or relaxation with a sense of seclusion.

The property benefits from private off roading parking for two vehicles to the front, ensuring parking is never an issue.

All mains services are connected: gas, electricity, water & drainage.

Council Tax Band: B

Tenure: Freehold

### **Entrance Hall**

Composite partial glazed front door leading into an entrance hall with doors leading to the kitchen, separate living room and stairs leading up to the first floor. Two door storage cupboard. White tall wall mounted radiator.

### **Living Room**

(w) 5.46m<sup>2</sup> narrowing to 4.04m<sup>2</sup> x (l) 3.7m<sup>2</sup>

Dual aspect uPVC windows to front and side aspects. Downlighters. Inset Gazco open fire feature. Two wall mounted radiators. Feature wall.

### **Kitchen/Dining/Living Room**

(w) 5.53m<sup>2</sup> narrowing to 3.43m<sup>2</sup> x (l) 6.8m<sup>2</sup>

Excellent range of cream high gloss eye level, drawer and base units with stone effect worktop over. Tiled surround. Inset stainless steel sink with single drainer and mixer tap. Integrated dishwasher. Space for range style cooker. Large stainless steel extractor hood over. Understairs storage cupboard housing freestanding washing machine. Second downstairs cupboard housing the boiler and freestanding tumble dryer. Wood effect flooring. Skylight above dining area. Two uPVC windows and uPVC door to rear aspect leading out to the garden.

### **First Floor Landing**

Carpeted turning staircase rising to the first floor. Downlighters. uPVC window to side aspect.

### **Bedroom 2**

(w) 3m<sup>2</sup> x (l) 3.7m<sup>2</sup>

Double bedroom. uPVC window to front aspect. Wall mounted radiator. Light wood effect flooring. Downlighters.

### **Bedroom 3**

(w) 2.37m<sup>2</sup> x (l) 3.58m<sup>2</sup>

Double bedroom. uPVC window to front aspect. Wall mounted radiator. Light wood effect flooring. Downlighters. Walk in wardrobe with uPVC window to side aspect.

### **Bedroom 4**

(w) 1.76 m<sup>2</sup> x (l) 3m

Single bedroom. uPVC window to rear aspect. Wall mounted radiator. Light wood effect flooring.

### **Bathroom**

(w) 1.62 m<sup>2</sup> x (l) 2.07m<sup>2</sup>

Stunning modern matching white suite with L-shape paneled bath with electric shower overhead and glass shower screen, wall hung rectangle washbasin within vanity unit and wall mounted low level W.C with concealed cistern. Chrome heated towel rail. Tiled flooring. Downlighters. Skylight. Wall mounted cabinet.

### **First Floor Landing**

Second set of stairs leading to master bedroom at the rear of the property.

### **Master Bedroom**

(w) 3.78 m<sup>2</sup> x (l) 4.69 m<sup>2</sup>

Spacious double bedroom. uPVC window to rear aspect with outlook to garden. Large recess for a wardrobe. Downlighters. Light wood effect flooring. Door leading into...

**En-suite**

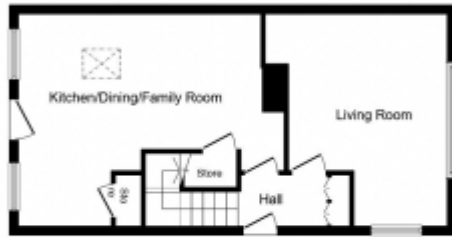
Stunning ensuite with open walk in shower, glass shower screen. Oval washbasin with vanity beneath. Low level W.C., with concealed cistern. Chrome heated towel rail. Downlighters. Skylight. Wet room flooring.

**Outside**

Timber fence enclosed south facing rear garden enjoying a high degree of privacy. Large patio terrace with steps leading up to a level grass lawn with maturing shrubs to the left and trees to the rear. Further paved terrace beneath first floor extension. Side gate providing access to the front of the property.

To the front, off road parking for two vehicles.





### Ground Floor

Floor area 49.7 sq.m. (535 sq.ft.)



### First Floor

Floor area 50.6 sq.m. (544 sq.ft.)

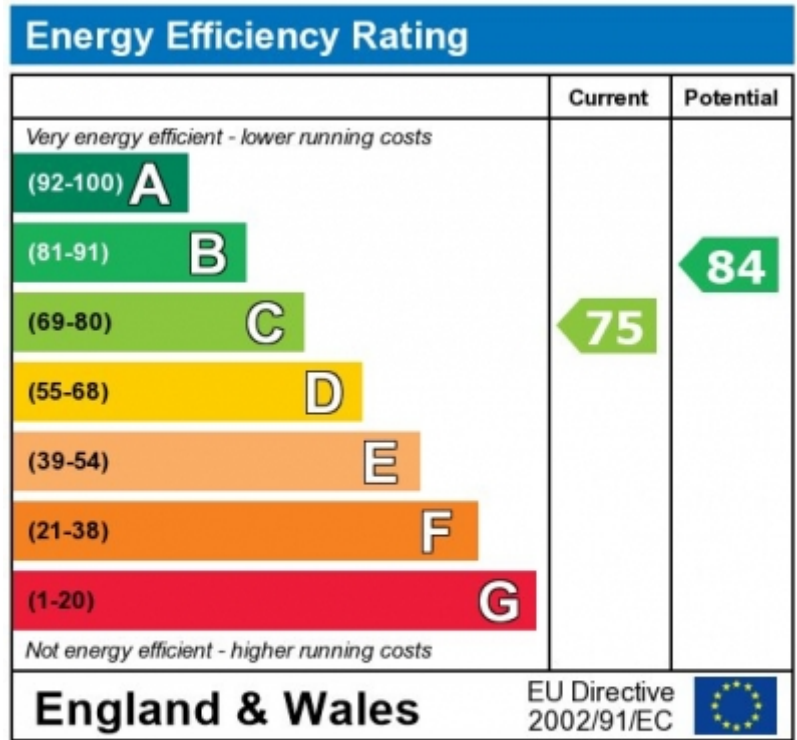
**TOTAL: 100.3 sq.m. (1,080 sq.ft.)**

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 inspector(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)

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

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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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