



£500,000 Offers Over

Sluggett Place, Exeter

Detached House | 4 Bedrooms | 2 Bathrooms

Landline:- 01392 469333



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Step Inside

Key Features

- Immaculately Presented Throughout
- Impressive Four Double Bedroom Detached Home
- Master Bedroom with Ensuite
- Stunning Kitchen / Diner
- Versatile Study / Family Room
- Utility Room & Cloakroom
- Fully Enclosed Good Sized Garden
- Garage & Driveway
- Close Proximity To Excellent Transport Links, Schools & Amenities

Property Description

* IMPRESSIVE DETACHED FOUR DOUBLE BEDROOM HOME * MASTER BEDROOM WITH ENSUITE * SPACIOUS MODERN KITCHEN/DINING ROOM * STUDY/FAMILY ROOM * UTILITY ROOM * GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING * PRIVATE DRIVEWAY AND GARAGE * IMMACULATELY PRESENTED THROUGHOUT *

Main Particulars

Light and spacious throughout, this impressive detached home is located in the popular Hillside Gardens development of Westclyst. Inside, this property is immaculately presented with neutral décor throughout and in ready to move into condition, with gas central heating and uPVC double-glazing. Conveniently positioned providing good access to local amenities and popular schools. A great family home. Viewing highly recommended.

The stunning modern open-plan kitchen/dining room is a culinary enthusiast's dream. Equipped with built in appliances and plenty of worktop and cupboard space, it offers both functionality and style. With an abundance of space for a dining table and large bay French doors providing naturally flowing light, leading out to a patio terrace and rear garden, making this a great space for entertaining with family and friends. With a utility room and cloakroom for added convenience.

The spacious living room enjoys a large bay window to the front aspect and is inviting space for relaxation. This fantastic home also boasts a versatile study for those that work from home or could be used as a playroom.

The upstairs features four double bedrooms with the master bedroom benefitting from built-in wardrobes and an ensuite shower room, providing privacy and convenience.

Outside, the rear garden enjoys a southerly aspect and is fully enclosed, making this a safe space for children and pets. With a grass lawn area and patio terrace, making this a great space for entertaining, be it alfresco dining or a family barbecue. A gate provides access to the garage and off road parking..

This property provides ample space for comfortable family living and is ideal for families seeking both comfort and style. Situated in a thriving community with easy access to local amenities, schools, and green spaces, Westclyst offers a vibrant and family-friendly lifestyle.

Westclyst has 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.

Council Tax Band: E

Tenure: Freehold

Access

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

Hall

A spacious hallway. Radiator. Alarm junction panel. Stairs rising to first floor. Smoke alarm. Door to...

Living Room

18'10" (5.74m) into bay x 12'2" (3.71m).

A well proportioned room. Two radiators. Telephone point. Television aerial point. Ethernet point. UPVC double glazed bay window to front aspect.

From reception hall, door to...

Study

9'6" (2.90m) x 7'9" (2.36m).

A versatile room to provide a number of uses. Radiator. Ethernet point. UPVC double glazed window to front aspect.

From reception hall, door to...

Cloakroom

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Radiator. Obscure uPVC double glazed window to side aspect. Door to deep understair storage cupboard with double power point and housing electric consumer unit.

From reception hall, part glass panelled door leads to...

Kitchen / Dining Room

20'1" (6.12m) x 15'6" (4.72m) maximum into bay.

A fabulous light and spacious room fitted with a range of matching white high gloss fronted base, drawer and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted AEG six ring gas hob with glass splashback and double width extractor hood over. AEG double oven/grill. Integrated upright fridge freezer. Integrated dishwasher. Upright storage cupboard. Two radiators. Television aerial point. Ample space for table and chairs. Insert LED spotlights to ceiling. Large full height uPVC double glazed bay windows with double French doors providing access and outlook to rear garden. Door leads to...

Utility Room

8'4" (2.54m) x 5'2" (1.57m).

Consisting again of a range of matching white gloss fronted base and eye level cupboards. Wood effect roll edge work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Radiator. Space and plumbing for a washing machine. Space for tumble dryer. Extractor fan. Wall mounted boiler serving central heating and hot water supply. Composite double glazed door to rear aspect providing access and outlook to rear garden.

First Floor Landing

A galleried landing with radiator. Smoke alarm. Access to roof space. Airing cupboard, with fitted shelf, housing hot water cylinder. uPVC double glazed window to side aspect. Door to...

Bedroom 1

13'0" (3.96m) excluding wardrobe space x 12'2" (3.71m) maximum.

Double bedroom. Two large built in triple wardrobes. Radiator. Television aerial point. UPVC double glazed window to front aspect. Door leads to...

En-suite Shower Room

A modern matching white suite comprising double width tiled shower enclosure with fitted mains shower unit. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Shaver point. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to side aspect.

From first floor landing, door to...

Bedroom 2

14'4"(4.37m) maximum x 10'4" (3.15m) excluding door recess.

Double bedroom. Radiator. Two uPVC double glazed windows to rear aspect.

From first floor landing, door to...

Bedroom 3

13'4" (4.06m) x 9'8" (2.95m) maximum.

Double bedroom. Radiator. Two uPVC double glazed windows to front aspect.

From first floor landing, door to...

Bedroom 4

10'2" (3.10m) x 9'5" (2.87m) maximum.

Double bedroom. Radiator. uPVC double glazed window to rear aspect.

From first floor landing, door to...

Bathroom

8'10" (2.69m) x 7'6" (2.29m) maximum.

A modern matching white suite comprising panelled bath with central modern style mixer tap and tiled splashback. Low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Separate tiled shower enclosure with fitted mains shower unit. Heated ladder towel rail. Extractor fan. Obscure uPVC double glazed window to rear aspect.

Outside

To the front of the property is an area of garden consisting of a graveled area lined with maturing shrubs. Dividing steps and pathway lead to the front door with courtesy light. To the left side elevation is a private driveway providing parking for approximately two/three vehicles in turn providing access to...

Garage

With up and over door. Power and light.

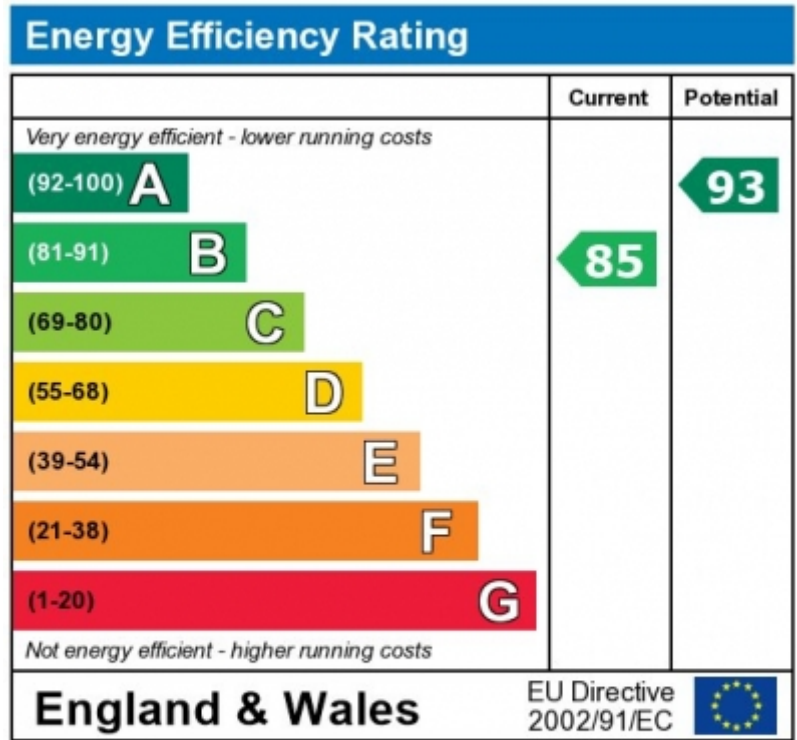
From the driveway a gravelled area of garden with dividing pathway and gate provides access to the rear garden which enjoys a southerly aspect whilst consists of an attractive paved patio. Water tap. Good size shaped area of lawn. Raised timber decked terrace. Flower/shrub border. Enclosed to all sides





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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