



**37 WREFORDS CLOSE
EXETER
DEVON
EX4 5AY**



£465,000 FREEHOLD



A spacious modern detached family home occupying a fabulous end of cul-de-sac position whilst situated within close proximity to Exeter city centre. Presented in good decorative order throughout. Four/five bedrooms. First floor refitted modern bathroom. Ground floor cloakroom. Reception hall. Sitting room open plan to refitted modern kitchen/dining room. Utility room. Family room/dining room/bedroom five. Private driveway providing parking for approximately three vehicles. Enclosed rear garden enjoying westerly aspect with open garden room housing hot tub. Detached studio room. Highly sought after residential location. Fine outlook and views over neighbouring area and beyond. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive composite front door, with smoked glass uPVC double glazed side panel, leads to:

ENTRANCE VESTIBULE

Door to:

CLOAKROOM

A matching white suite comprising low level WC. Wall hung wash hand basin with modern style mixer tap and tiled splashback. Heated ladder towel rail. Obscure uPVC double glazed window to front aspect.

From entrance vestibule, obscure glass panelled door leads to:

RECEPTION HALL

A spacious hallway with stairs rising to first floor. Smoke alarm. Radiator. Telephone point. Understair storage cupboard. Door to:

SITTING ROOM

11'10" (3.61m) x 11'6" (3.51m). Limestone effect fireplace with raised hearth, inset living flame effect electric fire and mantel over. Large uPVC double glazed window to front aspect. Open plan to:

KITCHEN/DINING ROOM

21'2" (6.45m) x 9'0" (2.74m). A fabulous light and spacious room fitted with a range of gloss fronted base, drawer and eye level units. Wood effect work surfaces with decorative tiled splashback incorporating breakfast bar. Large single bowl sink unit with single drainer and modern style mixer tap. Fitted double oven/grill. Four ring electric hob with glass splashback and filter/extractor hood over. Integrated upright fridge freezer. Integrated dishwasher. Ample space for table and chairs. Tiled floor with underfloor heating. Inset halogen spotlights to ceiling. Door to reception hall. uPVC double glazed window to rear aspect with outlook over rear garden. uPVC double glazed double opening doors providing access and outlook to rear garden. Obscure uPVC double glazed door leads to:

UTILITY ROOM

7'0" (2.13m) x 5'6" (1.68m). Fitted with a range of matching base and eye level cupboards. Wood effect worktop with decorative tiled splashback. Plumbing and space for washing machine. Further appliance space. Decorative tiled floor. Obscure uPVC double glazed door providing access to side elevation. Doorway opens to:

WALK IN STORAGE ROOM

With power and light. Housing wall mounted boiler serving central heating and hot water supply.

From reception hall, door to:

FAMILY ROOM/DINING ROOM/BEDROOM 5

12'8" (3.86m) x 8'2" (2.49m). Radiator. uPVC double glazed window to side aspect. uPVC double glazed window to front aspect.

FIRST FLOOR LANDING

Access to roof space. Smoke alarm. Linen cupboard with fitted shelving. Door to:

BEDROOM 1

11'5" (3.48m) x 10'2" (3.10m). Radiator. Large built in wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden including fine outlook and views over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 2

11'8" (3.56m) maximum into wardrobe space x 9'4" (2.84m). Range of built in wardrobes to one wall. Radiator. uPVC double glazed window to front aspect with pleasant outlook over neighbouring green.

From first floor landing, door to:

BEDROOM 3

12'2" (3.71m) x 7'8" (2.30m). Radiator. uPVC double glazed window to front aspect.

From first floor landing, door to:

BEDROOM 4

9'6" (2.90m) x 6'8" (2.03m). Radiator. Large built in double wardrobe. uPVC double glazed window to rear aspect with outlook over rear garden, neighbouring area and countryside beyond.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 5'6" (1.68m). A luxury refitted modern white suite comprising panelled bath with central mixer tap, fitted main shower unit over including separate shower attachment. Rectangular shaped wall hung wash hand basin with modern style mixer tap set in vanity unit with drawer space beneath. Low level WC. Feature vertical radiator. Decorative tiled wall surround. Laminate wood effect flooring. Obscure uPVC double glazed window to rear aspect.

OUTSIDE

To the front of the property is a private driveway part of which is paved with gravelled stone chippings providing parking for approximately three vehicles. Flower/shrub bed. Access to front door, with courtesy light. To the left side elevation is a timber gate leading to a side area of garden mostly laid to paving and decorative chipped slate for ease of maintenance. A uPVC double glazed door provides access to:

STUDIO ROOM

12'2" (3.71m) x 5'8" (1.73m) (previously garage). A room to provide a number of uses. Fully insulated and boarded with power and light.

From the side area of garden access is gained to the rear garden which enjoys a westerly aspect whilst mostly laid to artificial turf for ease of maintenance with raised attractive paved patio. To the lower end of the garden is a fabulous:

TIMBER FRAMED COVERED OUTBUILDING

With power and light. Housing large quality hot tub (included in sale).

Adjoining the hot tub area is a further large useful storage area. The rear garden also enjoys a high degree of privacy.

**TENURE
FREEHOLD**

DIRECTIONS

Proceeding out of Exeter from the clock tower roundabout take the turning into New North Road and continue down which connects to Cowley Bridge Road. Proceed along to the mini roundabout taking the 3rd exit into Wrefords Drive then 1st right into Wrefords Close.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

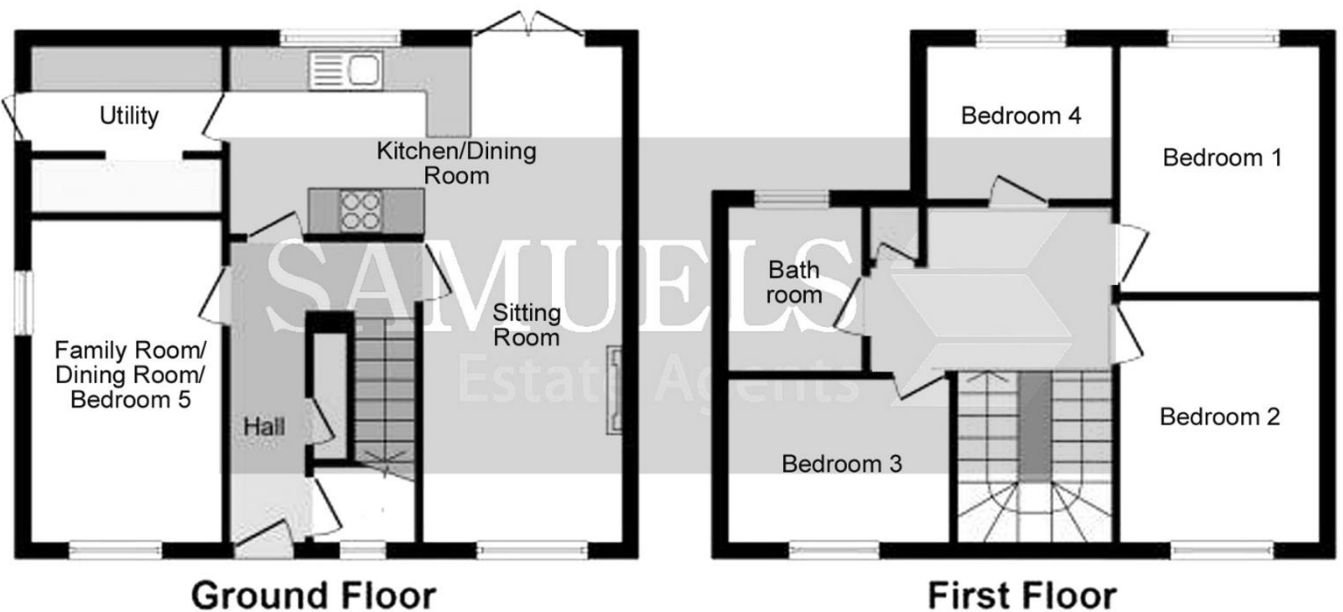
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0523/8116/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		