



3, Broadleaf Close



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Monkerton, Exeter, EX1 3XA

Exeter City Centre - 3 Miles

An impressive family home in a quiet close on the Eastern side of the city presented in good order throughout with a double garage and plenty of off road parking.

- Quiet cul-de-sac location
- Ample driveway parking
- 6 bedrooms, 3 ensuite
- Convenient location, 3 miles east of city centre
- Council Tax Band - F
- Double garage
- Landscape garden with leafy outlook to the rear
- Impressive modern kitchen
- Freehold

Offers Invited £750,000

SITUATION

This impressive family home is situated in a quiet, tucked away cul-de-sac in Monkerton, Pinhoe, making this an ideal safe location for families on the Eastern side of the city. Pinhoe has the benefit of excellent local facilities, including nearby primary and secondary schools, doctors surgery and train station with direct links to London Waterloo and the city centre of Exeter, which situated on the River Exe, is only 3 miles away. This affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines. There is also easy access to the M5, A30 and Exeter International Airport.

DESCRIPTION

An extended and improved family home offering over 1900 sqft of accommodation presented in lovely condition throughout. On the ground floor is a modern kitchen/diner with utility room, a spacious sitting room leading out to the garden, dining room and study. The first floor has 4 bedrooms including a master ensuite and on the top floor are two further double bedrooms, both with an ensuite. There are landscaped gardens which back onto a park, making an ideal space for outdoor entertainment and walks, a large driveway and double garage for added storage space.



ACCOMMODATION

The front door opens into a spacious hallway with a contemporary glass and oak staircase rising to the first floor, under stairs storage, doors to the sitting room, downstairs W.C and kitchen. The kitchen has recently been fitted with a gloss fronted range of base, wall and drawer units with quartz worktops and Bosch oven, induction hob with extractor and an integrated fridge/freezer and dishwasher. An archway leads through to the utility room, which leads to the outside. The utility room consists of a range of units and worktops that match the kitchen, an inset sink, tiled flooring, space and plumbing for a washing machine and tumble drier and a cupboard housing the gas boiler. There is a well-appointed downstairs W.C and a spacious sitting room with sliding patio doors opening onto the rear garden and double wooden doors that open into a spacious dining room. The study is accessed from the living room and overlooks the rear garden. The first-floor landing has a window to the front and cosy seating area, an airing cupboard and staircase to the second floor. The master bedroom has two built-in double wardrobes, a window overlooking the garden and benefits from a luxurious en-suite shower room, which has been refurbished to include a double width shower enclosure, two wash hand basins and W.C. The remaining bedrooms on the first floor are spacious and two include built in wardrobes. The main bathroom has been beautifully fitted with a shower bath, which has a glazed screen and shower, pedestal wash hand basin and W.C. Heading to the second floor, there are two further bedrooms, both with en-suite shower rooms and one has a built-in wardrobe.

GARDENS

To the front of the property is a large driveway providing parking for up to 7 cars, leading to the double garage, which has electric up and over doors, power and lighting and storage space above. Gates at either side of the house have a pathway to the rear gardens which are private and overlooked by trees, with a level lawn with low maintenance gravelled border, raised beds, mature plants and trees and a rear patio and seating area. There is also a wooden summer house with thatched roof, outside lighting and water tap.

SERVICES

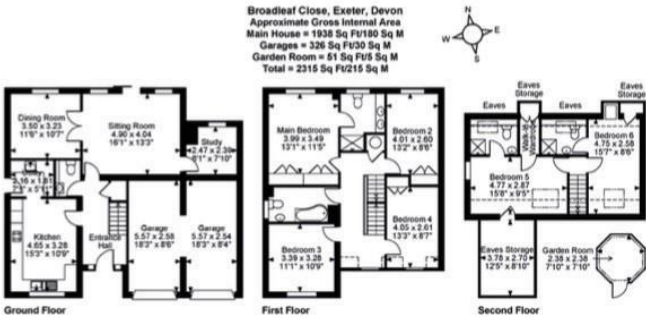
Current Council Tax: F
Utilities: Mains gas, electricity and water.
Drainage: Mains
Heating: Gas central heating
Tenure: Freehold
Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

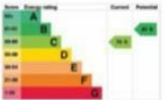
From the centre of Exeter head out of the city on Polsloe Road the B3212 passing through Whipton and at the junction with Sainsburys, bear left. Follow the road past Aldi and Lidl, round to the right and at the roundabout turn left. Take the first left into Pinn Lane, left again into Monkerton Drive and then right into Broadleaf Close.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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