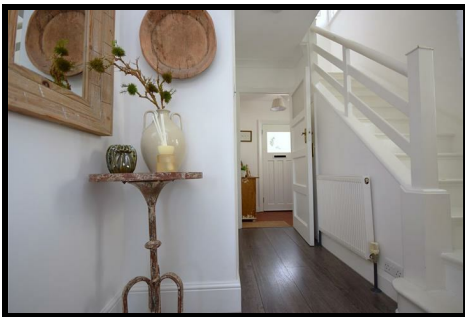




89 Sweetbrier Lane

Heavitree, Exeter, EX1 3AW

Situated in this highly sought after residential area of Exeter, this striking three-bedroom semi-detached house presents a rare opportunity for discerning buyers. With its distinctive 'art deco' design, the property is conveniently located between the popular Hamlin Lane Playing Fields and Heavitree Pleasure Park which offers an array of recreational activities and hosts a vibrant café and community hub.

The accommodation is light and airy, having been thoughtfully modernised to meet the needs of contemporary family living. The heart of the home is undoubtedly the stunning open-plan kitchen/dining room, which has been designed to be both functional and inviting, offering ample space for a sofa; ideal for social gatherings with friends and family. Additionally, the property features a downstairs utility/cloakroom WC, enhancing practicality for everyday life.

Modern comforts abound, with gas central heating and uPVC double glazing ensuring warmth and energy efficiency throughout the year. The sizeable rear garden is a perfect retreat for relaxation and entertaining, while a single garage has been adapted for secure workshop space. The driveway provides ample off-road parking, adding to the convenience of this stylish family home.

Moreover, Sweetbrier Lane is within easy walking distance of local shops, schools, and amenities, making it an ideal location for families. For those who rely on public transport, a newly built bus shelter is just a few yards away, offering easy access to the city centre. With the M5 Motorway also easily accessible, this property truly combines comfort, style, and convenience in one delightful package.

Guide Price £460,000

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- Striking 'Art Deco' Family Home
 - Front Lounge
 - 3 Bedrooms, Bathroom & Separate WC
 - Single Garage & Off Road Parking
- Near Heavitree Pleasure Park
 - Open-Plan Kitchen/Diner
 - Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
 - Utility/Cloakroom WC
 - Sizeable Well Landscaped Garden

Entrance Vestibule 6'8" x 5'4" (2.05m x 1.63m)	Bedroom 2 16'11" x 10'11" (5.16m x 3.33m)
Entrance Hall 9'4" x 6'8" (2.87m x 2.05m)	Bedroom 3 8'11" x 7'7" (2.74m x 2.33m)
Lounge 13'10" x 13'1" (4.24m x 4.01m)	Bathroom 8'3" x 5'7" (2.53m x 1.71m)
Kitchen/Diner 20'2" x 16'9" (6.16m x 5.11m)	Separate WC
Rear Porch 6'2" x 4'1" (1.90m x 1.25m)	Garden
Utility/Cloakroom WC 5'10" x 5'1" (1.78m x 1.56m)	Single Garage
Landing	
Bedroom 1 13'11" x 13'2" (4.26m x 4.03m)	



Directions





Floor Plan



Ground Floor **First Floor**
Total area: approx. 118.7 sq. metres (1278.0 sq. feet)
Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.
89 Sweetbriar Lane, Exeter

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