Burgoynes
ESTATE AGENTS









14 Aldrin Road

Pennsylvania, Exeter, EX4 5DN

A rare opportunity to acquire this distinctive 'regency styled' 3 bedroom detached family house in lovely sylvan setting with well modernised accommodation throughout. The property comes with a striking open-plan kitchen/diner, perfect for family gatherings and entertaining guests. The ground floor also features a convenient cloakroom/WC and a delightful conservatory that leads to a raised decking area, ideal for enjoying the outdoors in a private setting. The home is equipped with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The attractive rear garden offers a tranquil retreat, the picturesque backdrop of trees providing a natural screen and increased seclusion. The property's wide frontage presents exciting potential for future enhancements, subject to planning permission. New owners may consider a side extension to increase living space or explore the possibility of creating additional off-road parking by converting part of the garden frontage.

Pennsylvania is one of Exeter's most sought-after residential areas, known for its outstanding views of the surrounding countryside and community spirit which is highlighted by a community run convenience store/café close by. A regular bus service at the end of Aldrin Road connects you to the city centre every twenty minutes, while walking enthusiasts will appreciate the scenic trails in Duryard Valley Park and Mincinglake Valley Park, both just a short stroll away. Duryard Valley plays host to a wide range of wildlife, deciduous woodland and wildflower meadows and comes with its own bridle path leading down to Exeter's university campus. The serenity of Stoke Woods is only a twenty minute walk away.

With its modern amenities and charming features, it is an ideal choice for families looking to settle in Exeter and early viewings are highly recommended to avoid disappointment.

Guide Price £415,000

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- VENDOR BUYING with NO ONWARD CHAIN!
- Kitchen/Dining Room
- Gas Central Heating & uPVC Double Glazing
- Single Garage with Utility Area
- STRIKING BACK DROP OF TREES
- Conservatory, Cloakroom WC
- Attractive Rear Garden
- Entrance Hall, Lounge
- 3 Bedrooms & Shower Room
- Parking for Two Vehicles

Entrance Hall

Lounge

13'8" x 11'9" (4.18m x 3.60m)

Kitchen/Diner

17'10" x 10'10" (5.46m x 3.31m)

Conservatory

10'0" x 8'0" (3.07m x 2.45m)

Cloakroom WC

5'6" x 2'4" (1.69m x 0.73m)

Landing

Bedroom 1

12'1" x 9'6" (3.70m x 2.90m)

Bedroom 2

12'6" x 10'8" (3.82m x 3.27m)

Bedroom 3

8'4" x 6'10" (2.55m x 2.09m)

Shower Room

7'10" x 5'4" (2.39m x 1.64m)

Garden

Private Off Road Parking

Garage

20'1" x 8'7" (6.14m x 2.63m)



Directions









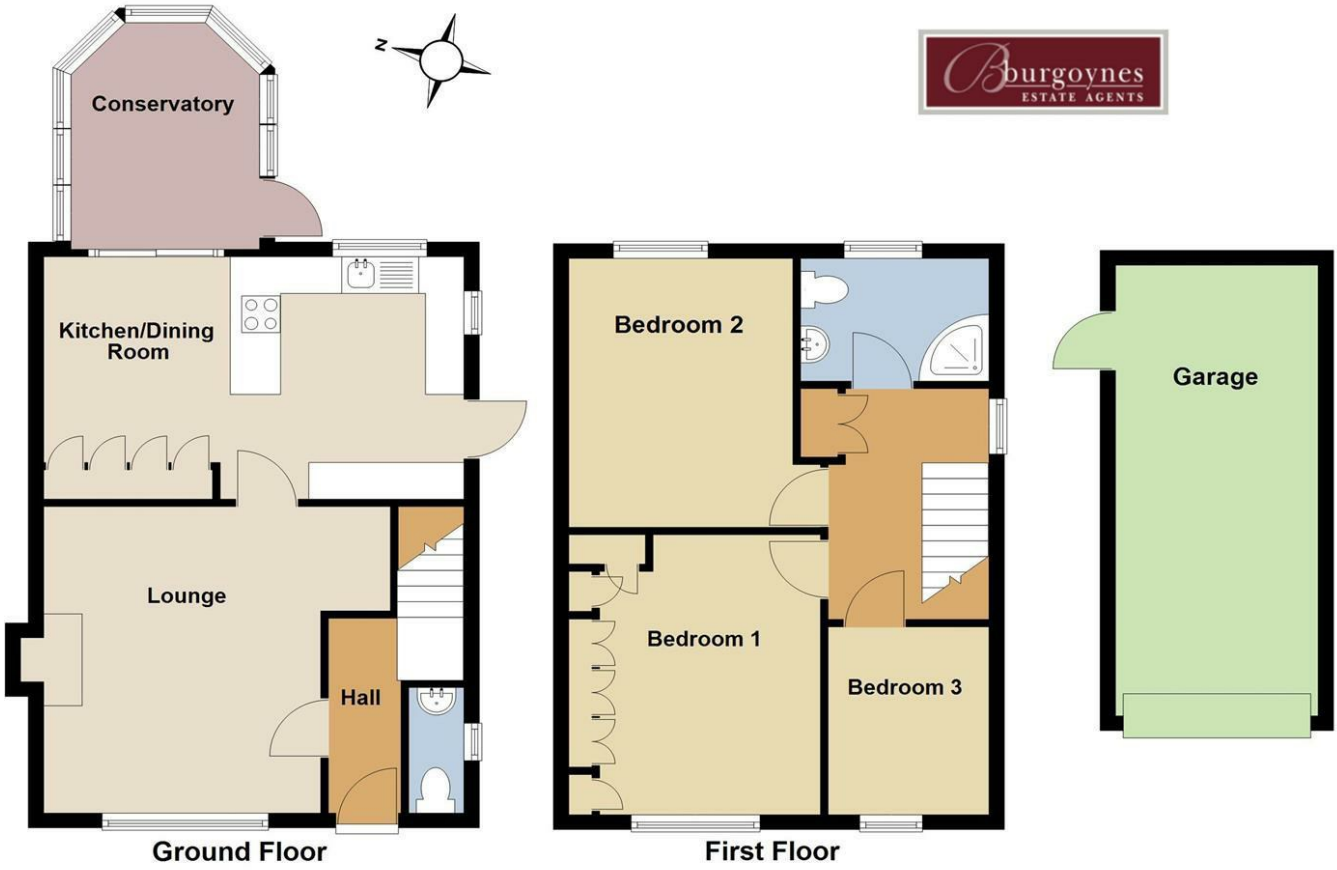








Floor Plan



Total area: approx. 106.2 sq. metres (1143.0 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 responsibilty is accepted for any other use.

14 Aldrin Road, Exeter

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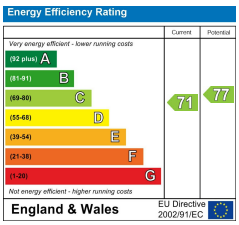

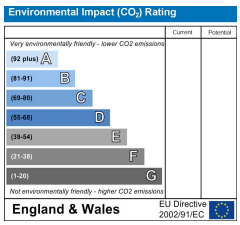

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