



## Lavender House Ludwell Lane Exeter, EX2 5AQ

An exciting opportunity to acquire this superb 3 bedroom semi-detached house quietly situated in a stunning location with spectacular south facing views across the hills of Ludwell Valley Park. The heart of the home is undoubtedly the fashionable open-plan kitchen/living room creating a bright and airy space that invites natural light throughout the day. Young families will simply love the sociable space with patio doors opening out onto a full width sun terrace and large south facing level garden; the scenic back drop of hillside and trees providing a captivating charm and relaxing atmosphere. On a practical note, having access onto Ludwell Valley Park virtually on the doorstep provides the perfect environment for energetic children, keen walkers and dog owners.

The property benefits from the home comforts of uPVC double glazing and central heating via radiators ensuring warmth and energy efficiency throughout the seasons.

This house is one of four modern homes built in the last 5-6 years, they are all connected to mains water and share a private drainage system in the form of a septic tank. This property comes with two private parking spaces.

This is a perfect place to live for those seeking an idyllic and peaceful country retreat while at the same time being just a few minutes driving distance or a 20-30 minute walk to local amenities, hospitals, Lidl's, Wonford Sports Centre, Wonford Green Surgery and a regular bus service to and from the city centre stopping on route in the centre of Heavitree. Heavitree offers a comprehensive range of shops, cafe's, amenities, state and private schools, and Heavitree Pleasure Park, arguably the best park in Exeter and now with established community hub/café).

**Guide Price £350,000**

# Lavender House Ludwell Lane

Exeter, EX2 5AQ



- MOTIVATED SELLERS, PRICED TO SELL!
- Striking Open-Plan Kitchen/Living Room
- Spacious Bath/Shower Room (4 piece suite)
- Private Off Parking for 2 Vehicles
- Stunning Countryside Location
- Utility Room & Cloakroom/WC
- Radiator Central Heating & uPVC Double Glazing
- Fabulous Views Across Ludwell Valley Park
- 3 Bedrooms (all with views)
- Large South Facing Rear Garden

## Side Entrance Door

## Lounge/Kitchen/Diner

23'3" x 19'8" (7.11m x 6.01m)

## Utility Room

5'10" x 4'1" (1.80m x 1.26m)

## Cloakroom/WC

5'10" x 4'5" (1.78m x 1.37m)

## On the First Floor

### Landing

### Bedroom 1

12'11" x 10'3" (3.94m x 3.14m)

### Bedroom 2

12'11" x 9'0" (3.94m x 2.75m)

### Bedroom 3

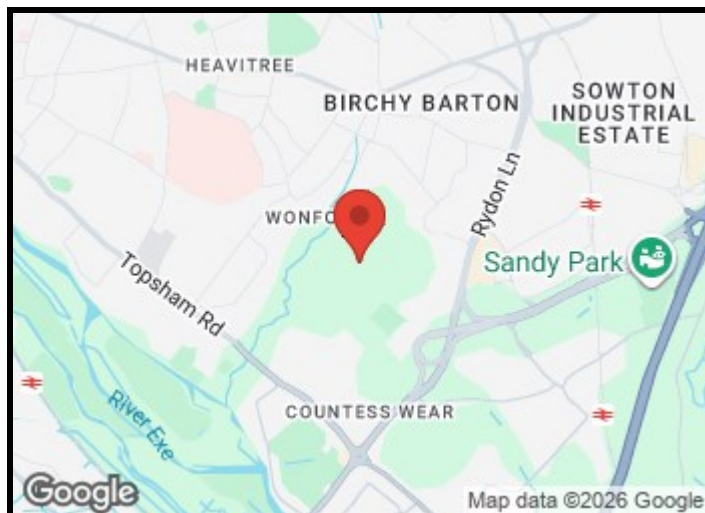
10'4" x 9'6" (3.15m x 2.91m)

## Bath/Shower Room

12'10" x 5'6" (3.93m x 1.70m)

Garden - Generous South Facing Garden

Parking for 2 Vehicles

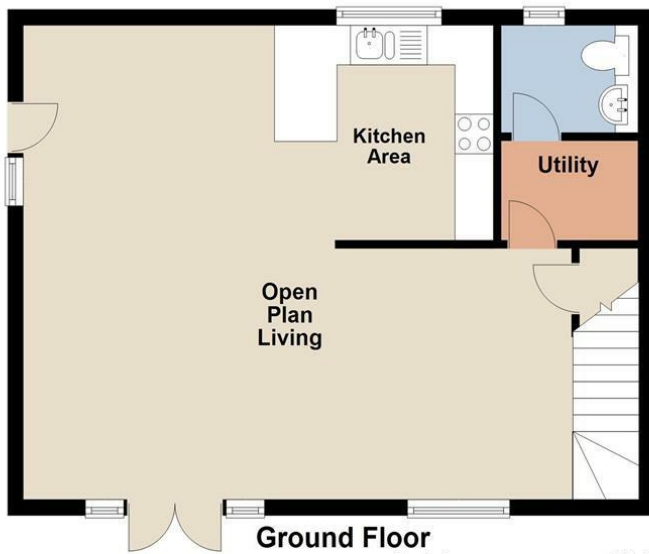


## Directions

Travelling away from Exeter through Heavitree and down East Wonford Hill, turn right onto Rifford Road. Continue forward until you reach the roundabout with Ludwell Lane. Turn left onto Ludwell Lane and stay on this lane for approximately one quarter of a mile. The splayed entrance leading to Lavender House will be found on the left.



# Floor Plan



**Ground Floor**

**First Floor**

Total area: approx. 95.9 sq. metres (1032.0 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.

## Lavender House, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	