Burgoynes
ESTATE AGENTS









64 Sweetbrier Lane

Heavitree, EXETER, EX1 3AQ

A recently modernised and extended 4 bedroom semi-detached house with striking open-plan kitchen/diner and an impressive loft conversion creating a superb master bedroom with separate en-suite shower room. The property also comes with a combined utility room/cloakroom wc, gas central heating, uPVC double glazing, off road parking at front of house, south-west facing garden and garage. The garage opens through to a small workshop offering interesting potential to extend and convert into a home office.

This stunning family home occupies a very sought after residential location lying equidistant from Hamlin Lane Playing Fields and Heavitree Pleasure Park, arguably the most popular park in Exeter and now with vibrant café/community hub venue. The property is also within easy level walking distance of local shops, schools and amenities. If public transport to and from the city centre is important, a newly built bus shelter stands just a few hundred yards away.

Sweetbrier Lane enjoys easy access to the M5 Motorway, the R D & E Hospital, Exeter Business Park in Sowton, Exeter International airport. Exeter also offers excellent rail services to London (Paddington and Waterloo), the Midlands and the north of England.

Strong interest anticipated and early viewings recommended.

Guide Price £525,000

64 Sweetbrier Lane

Heavitree, EXETER, EX1 3AQ

4 2 2 C

- NEAR HEAVITREE PARK
- Extended Open-Plan Kitchen/Diner
- Modernised Bathroom (first floor)
- Private Off Road Parking & Garage
- Reception Hall, Lounge
- Utility Room/Cloakroom WC
- Gas Central Heating & uPVC Double Glazing
- Family Room (open to kitchen/diner)
- 4 Bedrooms (incl - loft master bedroom en-suite)
- Attractive South-West Facing Rear Garden

Reception Hall
15'9" x 5'7" (4.81m x 1.72m)

Lounge
14'4" x 13'6" (4.37m x 4.13m)

Family Room
13'5" x 12'3" (4.10m x 3.74m)

Kitchen/Diner
18'6" x 9'6" (5.64m x 2.90m)

Utility Room/Cloakroom WC
8'10" x 5'10" (2.69 x 1.78)

Landing

Bedroom 1
17'9" x 11'5" (5.43m x 3.49m)

En-Suite Shower Room
6'3" x 6'0" (1.93m x 1.83m)

Bedroom 2
14'10" x 11'7" (4.54m x 3.54m)

Bedroom 3
12'4" x 11'7" (3.77m x 3.54m)

Bedroom 4
8'10" x 7'7" (2.70m x 2.33m)

Bathroom
7'7" x 6'3" (2.32m x 1.91m)

Garden/Parking

Garage
14'6" x 8'5" (4.42m x 2.59m)

Workshop
6'6" x 4'10" (1.99m x 1.49m)



Directions

As you approach the centre of Heavitree continue down Fore Street passing Tesco Express on your left. Turn left at the next set of traffic lights onto Whipton Lane. Heavitree Pleasure Park will be on your left and you want to continue forward until you reach a mini roundabout. Turn left onto Sweetbrier Lane and No.64 will be found approximately 300yds on your left. Council Tax Band: D

















Floor Plan

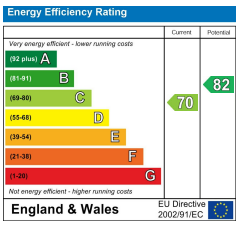


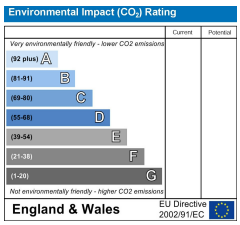
Total area: approx. 138.2 sq. metres (1487.8 sq. feet)

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.

64 Sweetbriar Lane, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





82 Fore Street, Heavitree, Exeter, EX1 2RR
Tel: 01392 499823 **Email:** property@burgoynesestateagents.co.uk