



## 68 Ellacott Road

Matford, Exeter, EX2 0AQ

Situated in the desirable Matford/Alphington area of Exeter, this fabulous semi-detached house presents an exceptional opportunity for families and professionals alike. Built in 2022, the property boasts a modern design and is superbly presented throughout. Upon entering, you are greeted by a welcoming reception hall that leads to a comfortable front lounge, a convenient cloakroom/WC, and an impressive open-plan kitchen/dining room. The kitchen is a true highlight and chef's delight, featuring utility room and patio doors that open onto a generous rear garden, perfect for outdoor entertaining or simply enjoying the sunshine.

The first floor comprises three well-proportioned bedrooms, including a master bedroom complete with a stylish en-suite shower room. A beautifully appointed family bathroom serves the other two bedrooms, ensuring ample facilities for all. The property also benefits from a long driveway, providing private off-road parking for 2-3 vehicles, along with access to a spacious garage.

The sizeable rear garden is predominantly laid to lawn, creating a delightful space for family gatherings or quiet relaxation. The location is ideal, with a well-regarded local school, a doctors' surgery, and a supermarket all within easy reach. The vibrant local community, centred around the charming church, offers a rich social life. Exeter itself is a thriving city, known for its rich history and vibrant culture. With excellent transport links, including a direct rail service to London and an international airport just seven miles away, commuting is a breeze. The city is home to a variety of amenities, including theatres, cinemas, and leisure centres, ensuring that there is always something to do. The picturesque Quayside offers lovely riverside walks and a

**Guide Price £365,000**

68 Ellacott Road

Matford, Exeter, EX2 0AQ

3

2

1

B

- MOTIVATED SELLER - NO ONWARD CHAIN
  - Front Lounge, Cloakroom WC, Utility Room
  - Family Bathroom, uPVC Double Glazing
  - Excellent Transport Links with M5 & A.30
- RECENT DEVELOPMENT IN SOUGHT AFTER AREA
  - Striking Open-Plan Kitchen/Dining Room
  - Gas Central Heating, Sizeable Rear Garden
- Spacious Reception Hall
  - 3 Bedrooms (one en-suite shower room)
  - Spacious Garage, Parking for 2-3 Vehicles

Spacious Reception Hall

Lounge

14'0" x 11'1" (4.29m x 3.38m)

Cloakroom WC

Kitchen/Dining Room

17'10" x 11'3" (5.44m x 3.45m)

Utility Room

6'2" x 5'2" (1.88m x 1.60m)

Landing

Bedroom 1

13'3" x 10'7" (4.06m x 3.25m)

En-Suite Shower Room

8'2" x 6'5" (2.49m x 1.98m)

Bedroom 2

17'7" x 10'7" (5.36m x 3.25m)

Bedroom 3

11'6" x 6'11" (3.51m x 2.13m )

Bathroom

6'11" x 6'9" (2.13m x 2.06m)

Garden

Garage

18'2" x 9'0" (5.55m x 2.76)

Parking



Directions







Floor Plan



Total area: approx. 99.6 sq. metres (1072.3 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.

68 Ellacott Road, 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.

