Burgoynes
ESTATE AGENTS

2 Woolsery Avenue

Whipton, Exeter, EX4 8BJ

Well situated in the favoured Woolsery Avenue area of Exeter, this beautifully appointed family home presents an exciting opportunity for those seeking a blend of comfort and modern living. Quietly positioned on a corner plot, the spacious property boasts a two-storey side extension that has significantly enhanced the living space, including a master bedroom complete with en-suite shower room.

With four generously sized bedrooms, three of which are doubles, this impressive house is designed to meet the needs of contemporary family life. The traditional front lounge offers a tranquil retreat, while the expansive dining room seamlessly connects to a south-west facing conservatory. This area flows into a superb open-plan kitchen/breakfast/family room, which serves as the heart of the home, ideal for entertaining and family gatherings. Patio doors lead to a generous west facing area of private side patio garden, perfect for alfresco dining, while a gate offers easy side access from the front garden. The sizeable rear garden offers ample outdoor space and boasts a sunny south-westerly aspect.
Practicality is key, with a utility room and a downstairs cloakroom/WC providing added convenience.
The property is equipped with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. Additional features include a private parking space and a detached garage, with unrestricted on-street parking available for residents and guests.
Located in a sought-after residential area, this home is well-served by public transport, with bus routes and Polsloe Bridge train station nearby, making commuting to the city centre and beyond effortless. Local schools, hospitals, and a variety of shops and amenities are all within a comfortable walking distance, further enhancing the appeal of this exceptional property. This home truly offers a perfect blend of space, comfort, and convenience for modern family living and viewings are highly recommended.

Guide Price £500,000

2 Woolsery Avenue

Whipton, Exeter, EX4 8BJ

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- MOTIVATED SELLER, PRICED TO SELL
- Kitchen/Breakfast/Family Room
- Bathroom, uPVC Double Glazing & Gas CH
- Unrestricted 'On Street' Parking
- STUNNING FAMILY HOME!
- Conservatory, Utility Room, Cloakroom/WC
- Well Landscaped Rear Garden (S.W)
- Front Lounge, Sizeable Dining Room
- 4 Generous Bedrooms (1 x En-suite Shower Rm)
- Garage and Private Parking Space

Reception Hall

14'7" x 5'8" (4.46m x 1.74m)

Lounge

13'7" x 11'2" (4.16m x 3.42m)

Dining Room

19'4" x 12'7" (5.90m x 3.84m)

Conservatory

15'1" x 8'3" (4.61m x 2.53m)

Kitchen/Breakfast Room

19'9" x 10'3" (6.04m x 3.13m)

Family Room

10'9" x 9'10" (3.29m x 3.02m)

Utility Room

5'4" x 4'3" (1.63m x 1.31m)

Cloakroom/WC

4'3" x 3'6" (1.31m x 1.08)

On the First Floor

Landing

Bedroom 1

16'4" x 10'3" (4.99m x 3.13m)

En-Suite Shower Room

10'3" 3'3" (3.13m 1.0m)

Bedroom 2

11'7" x 11'2" (3.54m x 3.42m)

Bedroom 3

12'8" x 12'2" (3.87m x 3.72m)

Bedroom 4

9'9" x 8'0" (2.99m x 2.44m)

Bathroom

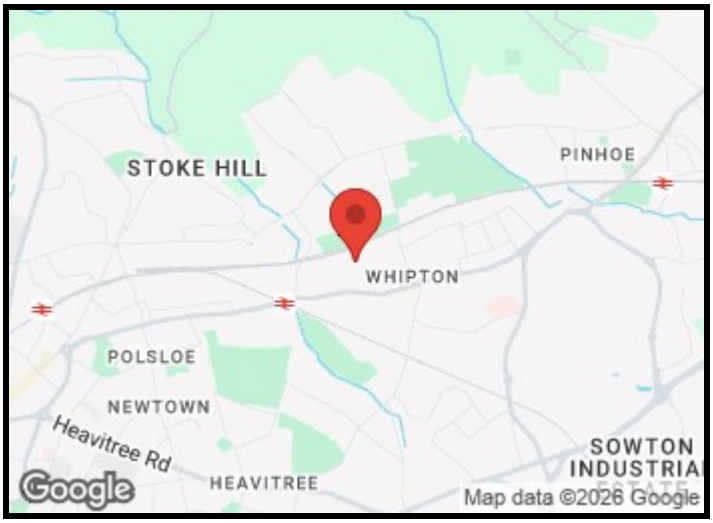
8'0" x 4'2" (2.44m x 1.28m)

Gardens

Garage

Private Parking Space

Unrestricted 'On Street' Parking



Directions

Floor Plan

Total area: approx. 165.3 sq. metres (1779.7 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.

2 Woolsery Avenue, Exeter

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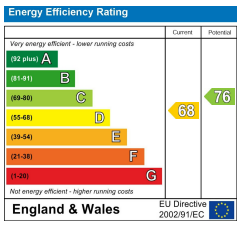

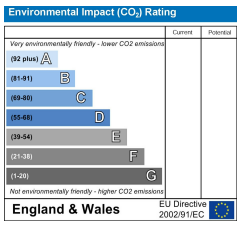

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