



## 58 Whitchurch Avenue

Broadfields, Exeter, EX2 5NT

Situated on Whitchurch Avenue, this modernised semi-detached house presents an exceptional opportunity for families or young professionals seeking a blend of comfort and outdoor enjoyment. Built in 1960's, the property boasts three double bedrooms and a thoughtfully designed layout that maximises space and light.

As you set foot inside the house at ground floor level, the open entrance hall gives way to a sizeable utility room/cloakroom WC and the first bedroom adding to the versatility of the accommodation. The hall then opens through to the spacious lounge/diner spanning the full width of the house and offering spectacular views across Ludwell Valley Park to distant hills. This inviting living area seamlessly connects to a recently modernised kitchen, creating an ideal space for family gatherings and entertaining. One of the standout features of this home is the expansive south-west facing balcony, perfect for alfresco dining and soaking in the stunning vistas.

The lower ground floor features two double bedrooms and a well modernised bathroom.

The property is equipped with uPVC double glazing and gas central heating, as well as a log burner in the lounge/diner ensuring warmth and energy efficiency throughout the year.

**Guide Price £375,000**

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- Spectacular Hillside Views
- Modernised Kitchen
- Modernised Bathroom
- Well Landscaped Rear Garden
- Private Parking for 2 Vehicles
- Utility Room/Cloakroom W.C.
- Gas Central Heating & uPVC Double Glazing
- Lounge/Dining Room
- 3 Double Bedrooms
- Large Balcony (South West Aspect)

Entrance Hall Area

14'6" x 5'7" (4.42 x 1.72)

Bedroom 3

12'7" x 9'4" (3.84 x 2.87)

Lounge/Dining Room

22'2" x 11'8" (6.77 x 3.56)

Bathroom

7'10" x 6'4" (2.39 x 1.95)

Kitchen

10'6" x 7'10" (3.22m x 2.40m)

Gardens/Parking

Bedroom 1

15'10" x 7'10" (4.85 x 2.41)

Utility Room/Cloakroom W.C.

7'10" x 7'2" (2.39 x 2.20)

On the Lower Ground Floor

Inner Hall Area

6'5" x 5'7" (1.96 x 1.71)

Bedroom 2

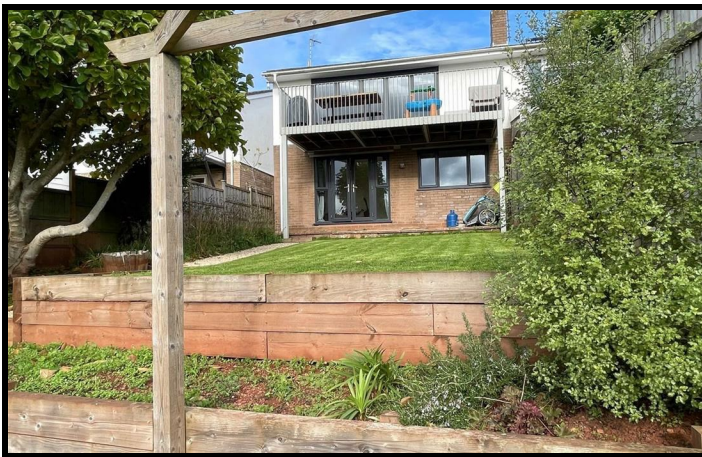
16'2" x 9'2" (4.95 x 2.80)



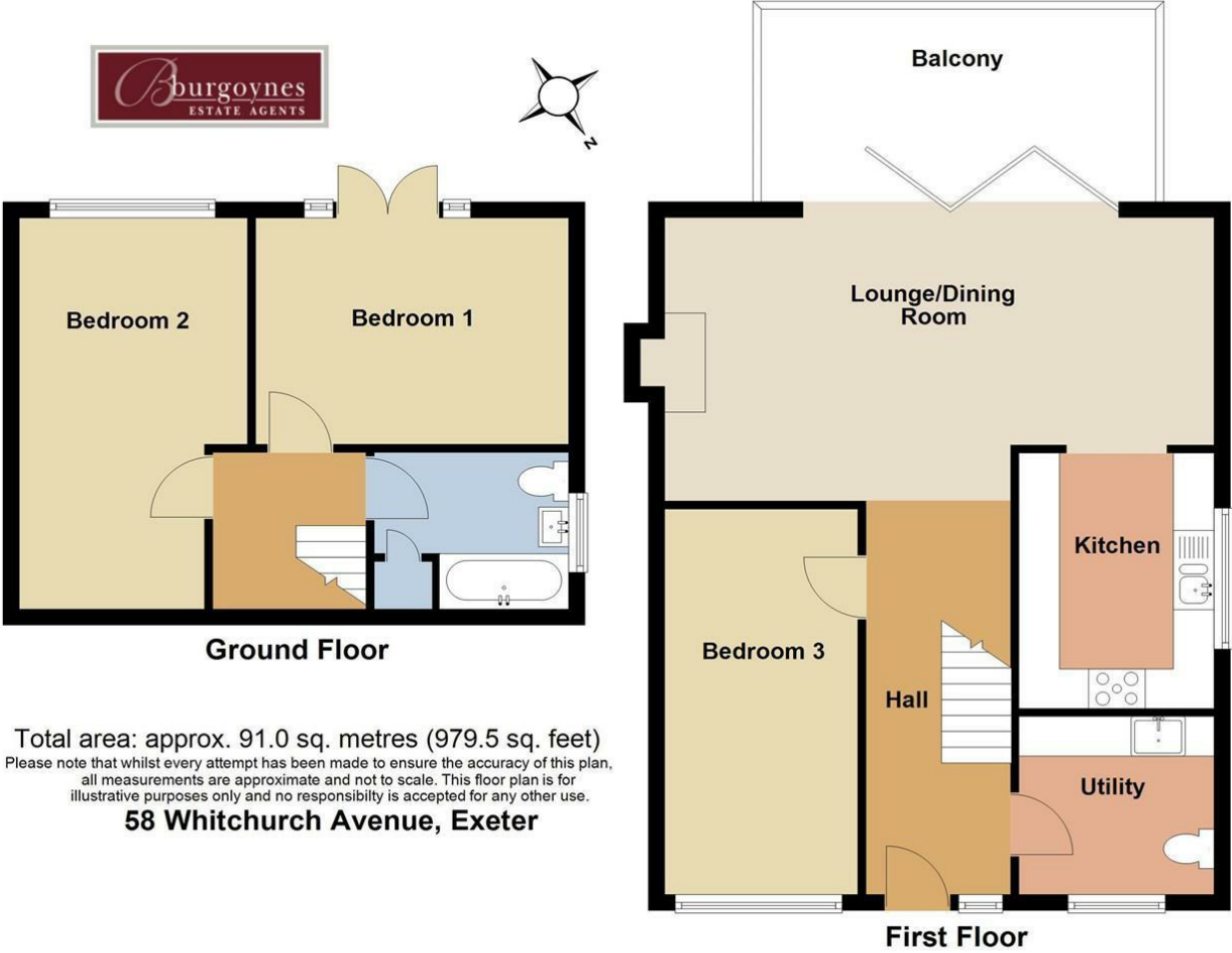
Directions







Floor Plan



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