





A stylish and contemporary three-bedroom detached home in a highly sought-after village location, within easy reach of local amenities. The property offers a bright and spacious living/dining room with bi-fold doors opening to a garden room, a modern fitted kitchen, and a downstairs cloakroom. Upstairs features three well-proportioned bedrooms and a contemporary shower room. The low-maintenance rear garden is arranged over two tiers, with a raised timber deck leading to an artificial lawn. Further benefits include a detached single garage and driveway parking for one vehicle.

Oak Close

Exminster £335,000

West of EXE

Oak Close Exminster £335,000

Modern detached village home | Three good sized bedrooms | Light and spacious living/dining room | Additional garden room with insulated roof and heating | Modern fitted kitchen | Downstair cloakroom | Attractive shower room with large walk-in shower enclosure | Low maintenance rear garden | Detached single garage | Driveway parking for one vehicle



APPROACH
Covered entrance canopy. Composite part glazed front door to entrance hallway.

ENTRANCE HALLWAY
Small entrance hallway with doorway to kitchen and doors to living/dining room and cloakroom. Quality wood effect laminate flooring.

CLOAKROOM
6' 1" x 2' 8" (1.85m x 0.81m) Upvc double glazed window with obscure glass to front aspect. Modern white suite comprising; low level w.c. and hand wash basin with tiled splashback. Radiator. Tiled floor.

KITCHEN
8' 4" x 7' 9" (2.54m x 2.36m) Upvc double glazed window to front aspect. Fitted Shaker Style kitchen with range of base, wall and drawer units in a wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and ceramic hob with modern stainless steel cooker hood over. Space and plumbing for slimline diswasher and washing machine. Space for freestanding fridge/freezer. Tiled floor. Concealed worktop lighting. Matching wall unit housing Worcester gas combi boiler.

LIVING/DINING ROOM
15' 1" x 14' 9" (4.6m x 4.5m) (max) Wonderful spacious room with triple bi-fold doors opening onto the garden room and further Upvc double glazed window to rear. Quality wood effect flooring. Two radiators. Deep understair recess and door to understair cupboard. TV and telephone points. Stairs for first floor.

GARDEN ROOM
11' 9" x 7' 7" (3.58m x 2.31m) Wonderful bright room with Upvc double glazed windows to side and rear aspect with outlook over the garden. Wood effect laminate flooring. Radiator. Recently added insulated roof with recess spotlights. Upvc double glazed french doors to garden.

FIRST FLOOR

STAIRS/LANDING
Stairs from living/dining room to first floor landing with Upvc double glazed window to side aspect. Hatch to loft space. Door to overstair cupboard complete with shelf. Doors to bedrooms and shower room.

BEDROOM 1
12' 0" x 8' 5" (3.66m x 2.57m) Spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Sliding doors to large built-in wardrobe complete with hanging rail and shelf. TV point.

BEDROOM 2
11' 5" x 8' 5" (3.48m x 2.57m) (max to back of wardrobe) Further spacious double bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator.

BEDROOM 3
7' 9" x 6' 1" (2.36m x 1.85m) Good sized third bedroom with Upvc double glazed window to rear aspect and outlook over the garden. Radiator.

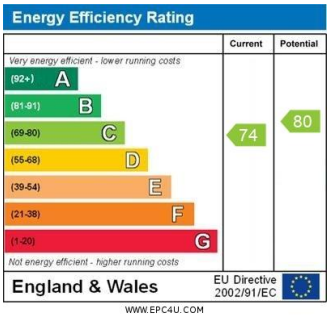
SHOWER ROOM
6' 0" x 6' 0" (1.83m x 1.83m) Upvc double glazed window to front aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, and large walk-in tiled shower enclosure with mixer shower and large fixed shower head plus further handset. Fully tiled walls. Recess spotlights. Extractor fan. Chrome ladder style radiator. Quality wood effect flooring.

OUTSIDE

FRONT
Small open front garden area laid to decorative gravel with paved path leading to the front door and to side gate.

REAR GARDEN
Generous sized rear garden set on two levels with large timber decked area adjoining the rear of the property with two steps down to a further garden area laid to artificial grass. Gate to rear access.

GARAGE
17' 7" x 8' 8" (5.36m x 2.64m) Up and over door to single detached garage with eaves storage, light and power. Upvc part glazed pedestrian door to garden. Driveway parking for one vehicle located in front of the garage.









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