

10 Wills Lane, Exeter, EX1 3LL



This beautiful 4 bedroom detached family home was built by the highly reputable national building firm, Bloor Homes. This impressive property has the advantages of some extra features introduced by the current owners to enhance the enjoyment of living in this stunning home. These include Amtico flooring throughout the reception hall, kitchen/diner and utility room, security lighting on driveway and garden with the well enclosed garden also benefitting from ambient mood lighting. The property comes with the home comforts of uPVC double glazing and radiator central heating supplied via E.ON District Heating System. A driveway provides off road parking for two vehicles and vehicular access to a detached garage.

Offers in the Region of £450,000 Freehold DCX02036

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hallway

Accessed via a composite front door, Under stairs storage cupboard. Amtico luxury vinyl flooring. Central heating programme control unit. Stairs rising to first floor. Radiator. Doors to

Lounge 20' 2" x 11' 5" (6.14m x 3.47m)

An impressive lounge with spacious proportions and an attractive bay window. This lovely room has dual aspect windows allowing plenty of daylight into the room. TV aerial point chased into wall for wall-mounted television. Two radiators.

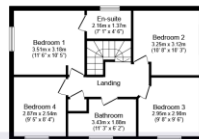


Kitchen/Diner 20' 2" x 10' 8" (6.15m x 3.24m)

An open-plan modern kitchen/diner beautifully appointed with a stylish range of storage units incorporating integrated appliances. Granite composite sink unit with swan neck mixer tap. Ample dark marble effect work surface areas which also extend over the wide peninsular/breakfast bar. Built-in high level double oven and grill, tall fridge/freezer and dishwasher. The ceramic hob has been set over the peninsula unit with extractor unit suspended from ceiling. Two radiators. Concealed work top lighting. Several LED downlights set over kitchen area. Triple aspect windows including patio doors opening on to the west facing rear garden. Luxury vinyl "Amtico" flooring. Door through to the Utility room.



Ground Floor
Floor area 56.6 m² (609 sq.ft.)



First Floor
Floor area 55.4 m² (597 sq.ft.)



Garage
Floor area 17.6 m²
(190 sq.ft.)

TOTAL: 129.6 m² (1,395 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Powered by www.propertybox.co.uk

Utility room 7' 0" x 4' 6" (2.14m x 1.38m)

Fitted with matching storage units and work surface. E.on District Heating System concealed within cupboard unit. Below counter space and plumbing for an automatic washing machine. Radiator. Luxury Vinyl Amtico flooring. Electricity consumer unit. Part glazed rear entrance door.

First Floor Landing

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom. Access to roof space. Built-in linen cupboard.

Bedroom One 11' 7" x 10' 5" (3.53m x 3.17m)

Window with easterly outlook across the surrounding neighbourhood and distant trees. Television point installed for wall-mounted television. Radiator.



Bedroom Three 9' 10" x 9' 7" (2.99m x 2.92m)

Window to front aspect with pleasant outlook across the surrounding neighbourhood. Radiator. Television point



En-suite

A spacious en suite shower room fitted with a three piece suite. Extra-wide shower enclosure. Wall hung wash basin. Close coupled WC. Matching wall tiles around shower and wash basin areas. Radiator. Vinyl flooring. Window. LED downlights set in ceiling.



Bedroom Four 9' 6" x 8' 2" (2.89m x 2.50m)

Window with pleasant outlook across the surrounding neighbourhood. Radiator. Television point.



Bedroom Two 10' 10" x 10' 4" (3.30m x 3.15m)

Window with westerly outlook across the rear garden and surrounding neighbourhood extending to distant trees. Television point. Radiator



Family Bathroom

An exceptionally spacious family bathroom fitted with a matching four piece suite. Panelled bath with mixer tap and hand shower attachment. Extra-wide shower enclosure. Wall hung wash basin. Close couple WC. Heated towel rail. Matching wall tiling around bath shower and wash basin areas. Electric shaver point. Vinyl flooring. Window. LED downlights set in ceiling.



Outside

A driveway provides off road parking for two vehicles and vehicular access to the detached garage. A gate gives way to the fully enclosed and private garden which is laid to Astro turf grass for simplicity, aesthetic appeal and ease of maintenance. Security lighting has been fitted around the driveway and garden, and it should be noted that the garden also benefits from ambient mood lighting and plenty of sun from mid-morning continuing throughout the day.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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