

4 Sherwood Close, St Leonards, Exeter, EX2 5DX



A spacious 4/5 bedroom detached house with an annex in sought after cul-de-sac close to the R D & E Hospital (Wonford), local shops and amenities with an outlook towards St Michaels & All Angels' Church. The well proportioned family sized property is ideal for multi-generational living and with the potential for a substantial home office. The accommodation benefits from an entrance hall, sitting room, dining room, cloakroom, kitchen, annexe with a bedroom, en-suite and kitchen. The first floor comprises four bedrooms and a family bathroom. Externally there are mature front and rear gardens, garage and off road parking. No onward chain and viewing is highly recommended.

Offers in the Region of £485,000 Freehold DCX02040

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via part glazed uPVC front door. Doors to Lounge, Kitchen, Cloakroom, Inner Hallway. Stairs to the First Floor Landing. Wood laminate flooring. Radiator.

Sitting Room 16' 9" x 13' 3" (5.113m x 4.037m)

Front aspect uPVC double glazed window. Gas flame effect fireplace with brick surround and wooden mantel and tiled hearth. Under stairs storage cupboard. TV point. Telephone point. Coved ceiling. Radiator. Double doors through to the Dining Room.



Dining Room 12' 9" x 10' 8" (3.896m x 3.241m)

Rear aspect uPVC sliding doors leading to the rear garden. Coved ceiling. Two radiators. Door through to the Kitchen.



Kitchen 11' 10" x 9' 6" (3.606m x 2.883m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge worksurfaces. Part tiled walls. Integrated double oven and hob with extractor fan above. Storage cupboard. Wood laminate flooring. uPVC door leads to the rear garden.



Cloakroom

Side aspect frosted uPVC double glazed window. Low level WC. Wash hand basin with mixer tap and storage below. Wood laminate flooring. Heated towel rail.

First Floor Landing

Doors to Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom and access to the loft void above.

Bedroom One 12' 11" x 10' 1" (3.928m x 3.082m)

Front aspect uPVC double glazed window. Radiator.



Bedroom Two 10' 8" x 7' 4" (3.260m x 2.235m)

Rear aspect uPVC double glazed window with view over the rear garden. Sink with storage below. Radiator.



Bedroom Three 9' 8" x 8' 3" (2.940m x 2.515m)

Rear aspect uPVC double glazed window with view over the rear garden. Airing cupboard with wall mounted boiler. Radiator.



Bedroom Four 8' 2" x 10' 9" (2.495m x 3.275m)

Front aspect uPVC double glazed window. Triple built in wardrobes with hanging space and shelving. Radiator.



Bathroom

Side aspect frosted uPVC double glazed window. Three piece suite comprising of a panel bath with mixer tap with handheld shower and electric shower, low level WC and pedestal wash hand basin. Part tiled walls. Shaver point. Heated towel rail. Storage cupboard.



Rear Garden

Private enclosed rear garden with paved seating area and steps to the lawn. Mature trees and shrub borders. Wooden shed.



Garage

Metal up and over door with light and power. Off road parking for one vehicle.

Front garden

Mainly laid to lawn with shrub borders and side access.

Inner Hallway

Twin skylights. Radiator. Door through to Bedroom 5/Annexe

Bedroom Five/ Annexe 13' 0" x 8' 6" (3.970m x 2.590m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in double wardrobe with hanging space and shelving. Radiator. Door through to the Shower room and Kitchen.

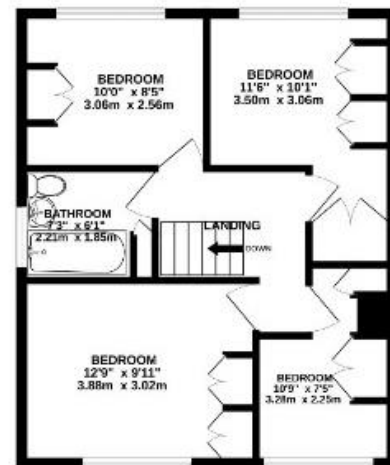
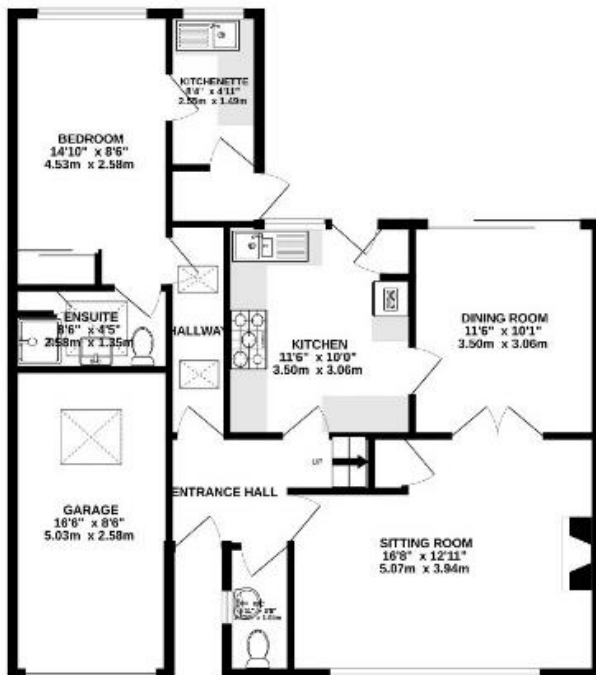
En-suite

Three piece suite comprising of a walk-in shower, low level WC, wash hand basin. Skylight. Shaver point. Extractor fan. Storage cupboard. Radiator.

Kitchen 8' 9" x 4' 11" (2.656m x 1.495m)

Rear aspect uPVC double glazed window with view over the rear garden. Fitted range of eye and base level units with stainless steel sink and single drainer. Roll edge worksurfaces. Part tiled walls. Plumbing for washing machine. Further appliance space. Storage cupboard.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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