

47 Laburnum Road, Wonford, Exeter, EX2 6EF



A spacious two bedroom semi-detached house located in the residential area of Wonford. The accommodation comprises, entrance hall, lounge, kitchen, conservatory, bathroom, two double bedrooms, large rear garden with a summer house, off road parking for two vehicles. The ideal location benefits from a number of amenities nearby including the RD&E Hospital, primary and secondary schools, healthcare centres and convenience stores. In addition, the popular Ludwell Valley Park is just a short distance away, along with Exeter's city centre offering a range of high street shops, cafes and restaurants.

Guide Price £230,000 - £240,000 Freehold DCX01648

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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 Hall

Accessed via solid wood part glazed front door. Side aspect frosted uPVC double glazed windows. Door to Lounge and Bathroom. Turning staircase to first floor landing. Under stairs storage cupboard. Strip wooden flooring.. Radiator.

Lounge 14' 9" x 11' 2" (4.489m x 3.392m)

Front and side aspect uPVC double glazed windows. Fireplace with log burner and stone hearth. Strip wooden flooring. TV point. Radiator. Door through to kitchen.



Kitchen 8' 9" x 9' 6" (2.674m x 2.895m)

Rear aspect frosted uPVC double glazed window. Fitted range of high and base level units with stainless steel sink and single drainer. Rolled edge work surfaces and part-tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine and dishwasher. Further appliance space. Part glazed door leading to conservatory.



Conservatory 13' 4" x 7' 8" (4.067m x 2.330m)

Dual aspect uPVC double glazed windows. Tiled flooring. Concealed wall-mounted boiler. Radiator. uPVC part glazed door leading to the rear garden.



Bathroom

3 piece white suite comprising of panel enclosed bath with mixer tap and handheld shower above, low level WC, wash hand basin with storage below. Part tiled walls. Extractor fan. Tiled flooring. Heated towel rail.



First Floor Landing

Side aspect uPVC double glazed window. Doors to Bedroom 1 and Bedroom 2. Access to loft void above. Strip wooden flooring.



Bedroom 1 12' 6" x 11' 2" (3.820m x 3.401m)

Front and side aspect uPVC double glazed windows. Built in floor-to-ceiling wardrobes with hanging space and shelving. Strip wooden flooring.



Bedroom 2 9' 4" x 8' 10" (2.852m x 2.694m)

Rear aspect uPVC double glazed window with view over the rear garden.



Rear Garden

Private enclosed rear garden. Large paved area with raised shrub borders. Wooden shed and summerhouse.



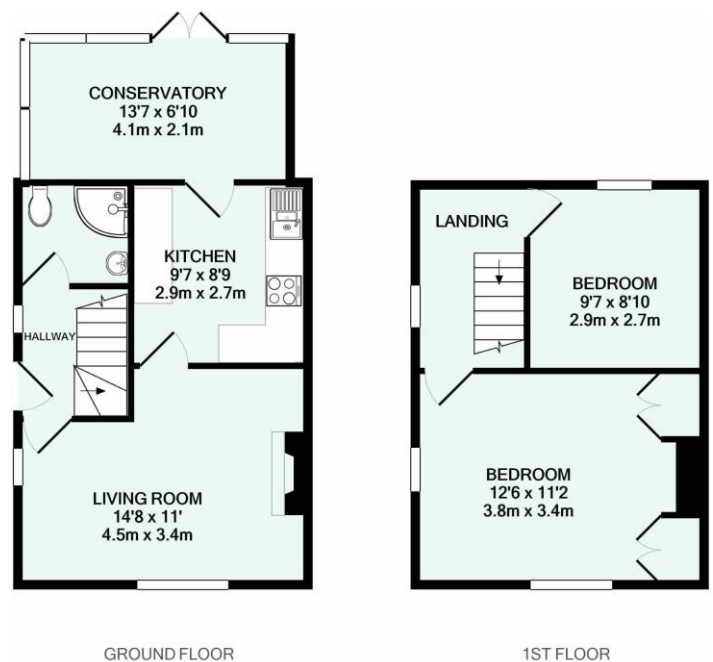
Summerhouse 10' 0" x 9' 6" (3.050m x 2.907m)

Side aspect window. Lights and power



Front garden

Off road parking for two vehicles. Access to the side of the property via wooden gate.



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