



Whitestone, Exeter, EX4 2JJ

A lovely three bedroom detached bungalow, in the popular village of Whitestone. This residence offers ample living space, with a contemporary kitchen/dining room, study, conservatory, three double bedrooms and family bathroom. Attractive garden, featuring a rich tapestry of mature trees, vibrant plants, and shrubs, and attached garage.

Winkworth

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Description....

Entrance: Main door entrance to a good sized hallway, lovely and light with large skylight. Doors leading to kitchen, sitting room, study, three bedrooms, and family bathroom.

Study/Family/Snug room: Views over the front of the property, Ideal area for study/relaxing. Radiator.

Kitchen/Dining Room: Spacious kitchen/breakfast room with a selection of wall and base units together with windows overlooking the rear garden with stunning views beyond. The base units include a number of cupboards, drawers and wall units integrating an electric oven, an electric hob with extractor over. There is a stainless steel sink with mixer tap. Roll edged work surfacing with tiled surround. Integrated dishwasher, space for fridge/freezer together with space and plumbing and washing machine. Radiator. Door with cat flap through to garage.

Family Bathroom: Modern three piece suite comprising of low level WC, mounted wash hand basin and panelled bath. Separate shower. Heated towel rail and window to rear.

Sitting Room: Large family sitting room with built in wood burner. Doors through to the conservatory with views over the front garden. Radiators.

Conservatory: A lovely additional reception room with views over the front garden.

Bedroom One: Double bedroom with large built in wardrobes. Double glazed window overlooking the side aspect, radiator.

Bedroom Two: Double bedroom with UPVC double glazed window to side aspect. Radiator.

Bedroom Three: Double bedroom with lovely views over rear garden and countryside beyond. Radiator.

Garage: Power and light connected together with double glazed windows providing natural light and storage in the roof apex. Door giving access onto rear garden. There may be potential for other uses subject to planning.

Outside:

The property stands in a good sized level site. Five bar gate and driveway. Principally laid to lawn at the front and rear to the property. A lawned garden pond, greenhouse and a decked area to the rear which is perfect for entertaining and summer barbecues, with lovely views over the countryside



At a glance....

Detached Bungalow
Three Double Bedrooms
Study
Sitting Room
Conservatory
Kitchen/Dining Room
Family Bathroom
Garage
Beautiful, Peaceful, Village Location
Wonderful Views

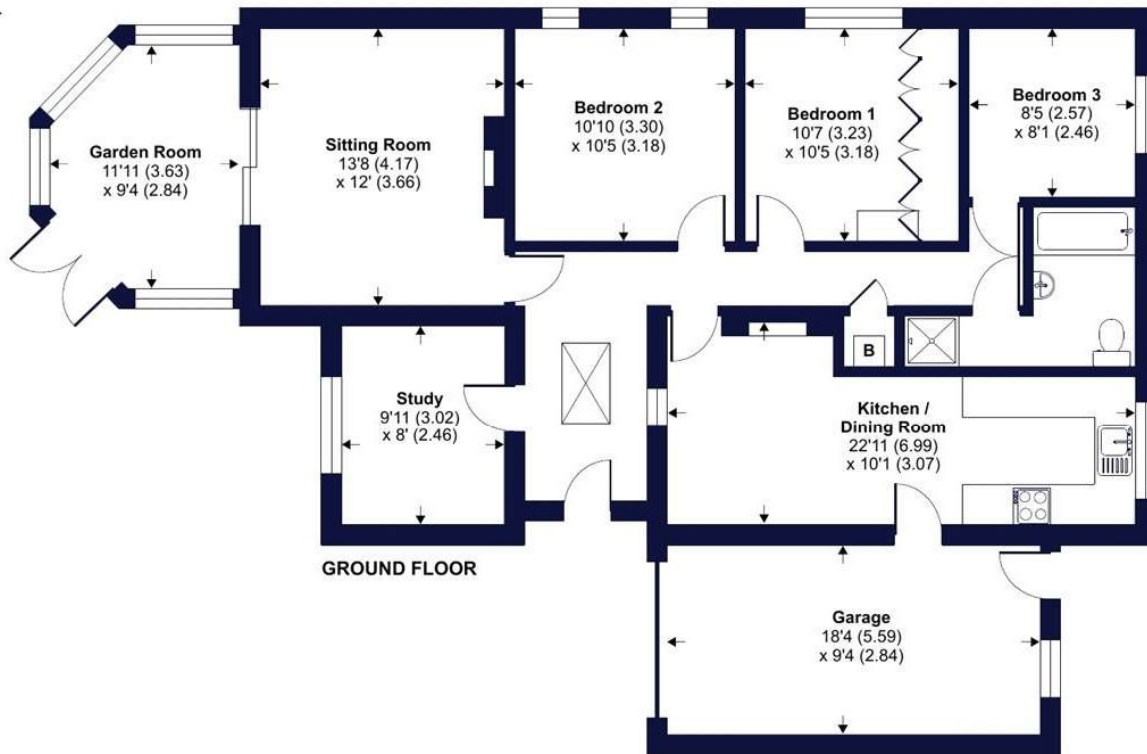
PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric, LPG Gas, Water and Drainage
Phone: Limited coverage with most providers
Internet: Superfast fibre broadband up to 35mbps.
Fibre to the cabinet

Rose Marie, Whitestone, Exeter, EX4

Approximate Area = 1300 sq ft / 120.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1051556

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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