

## 4 Ross Close, Monkerton, Exeter, EX1 3UE



Cooksleys are proud to present a three bedroom recently refurbished bungalow sat in the highly desirable location of Monkerton. The stunningly presented accommodation comprises of Entrance Hall, Lounge, Kitchen/Dining Room, Three bedrooms (includes master en-suite), Jack and Jill Bathroom and Utility Cupboard. The property also benefits from a lovely landscaped rear garden and garage with parking for up to four vehicles.

Viewing is highly recommended to appreciate what's on offer.

**Offers in the Region of £450,000**      **Freehold**      **DCX01816**

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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:

### To the Front

Off road parking for four vehicles. Pedestrian access to the front door.

### Entrance Hall

Accessed via composite front door. Side aspect uPVC double glazed window. Laminate flooring. Part glazed inner door to:

### Inner Hallway

Doors to the lounge, kitchen/dining room, bedroom one, bedroom two, bedroom three/study, bathroom and utility. Access to the loft void above. Spot lighting. Cove ceiling.



### Lounge 11' 8" x 10' 9" (3.548m x 3.274m)

Front aspect uPVC double glazed window with view over the front garden. Inset electric fireplace. Shelving. Cove ceiling. TV point. Telephone point.



### Kitchen/Dining Room 15' 5" x 16' 0" (4.697m x 4.882m)

Rear aspect uPVC double glazed window. Bi fold doors to the garden. Sky light. Beautifully fitted range of eye and base level units. Sink with mixer tap and singled drainer. Marble effect work surfaces. Five point gas hob with extractor above. Double oven. Integrated dishwasher. Further appliance space. Breakfast bar. Further seating area. Cove ceiling. Wood laminate flooring. Spot lighting.



### Bedroom One 12' 6" x 11' 11" (3.815m x 3.643m)

Rear aspect uPVC double glazed window. Built in double wardrobe with hanging space and shelving. Cove ceiling. TV point. Sliding door to:



### Jack and Jill Bathroom

Side aspect uPVC double glazed window. Freestanding bath with mixer tap. Walk in shower cubicle. Wash hand basin with mixer tap and storage below. Low level WC. Slate flooring. Part tiled walls. Extractor. Spot lighting. Heated towel rail.



### Bedroom Two 12' 0" x 8' 4" (3.668m x 2.528m)

Side aspect frosted uPVC double glazed window. Dado rail. Cove ceiling. Solid wood door to:



### Shower Room

Side aspect frosted uPVC double glazed window. Walk in shower with rainwater shower over. Low level WC. Pedestal wash hand basin with mixer tap and storage below. Tiled flooring. Heated towel rail. Extractor. Spot lighting.



### Utility Cupboard

Plumbing for washing machine. Shelving.

### Bedroom Three 12' 1" x 7' 5" (3.673m x 2.265m)

Front aspect upVC double glazed bay window. Cove ceiling. Door to the side of property. Built in storage unit with shelving.



### Rear Garden

Private enclosed rear garden by range of panel fencing and brick wall. Large seating area. Further raised decked area with flower beds. Artificial grass. Wooden gate providing side access. uPVC double glazed door to the:

### Garage 10' 6" x 8' 2" (3.2m x 2.491m)

Electric up and over door. Rear aspect frosted windows. Storage. Light and power.

### Other Information:

Underfloor heating throughout the whole property.



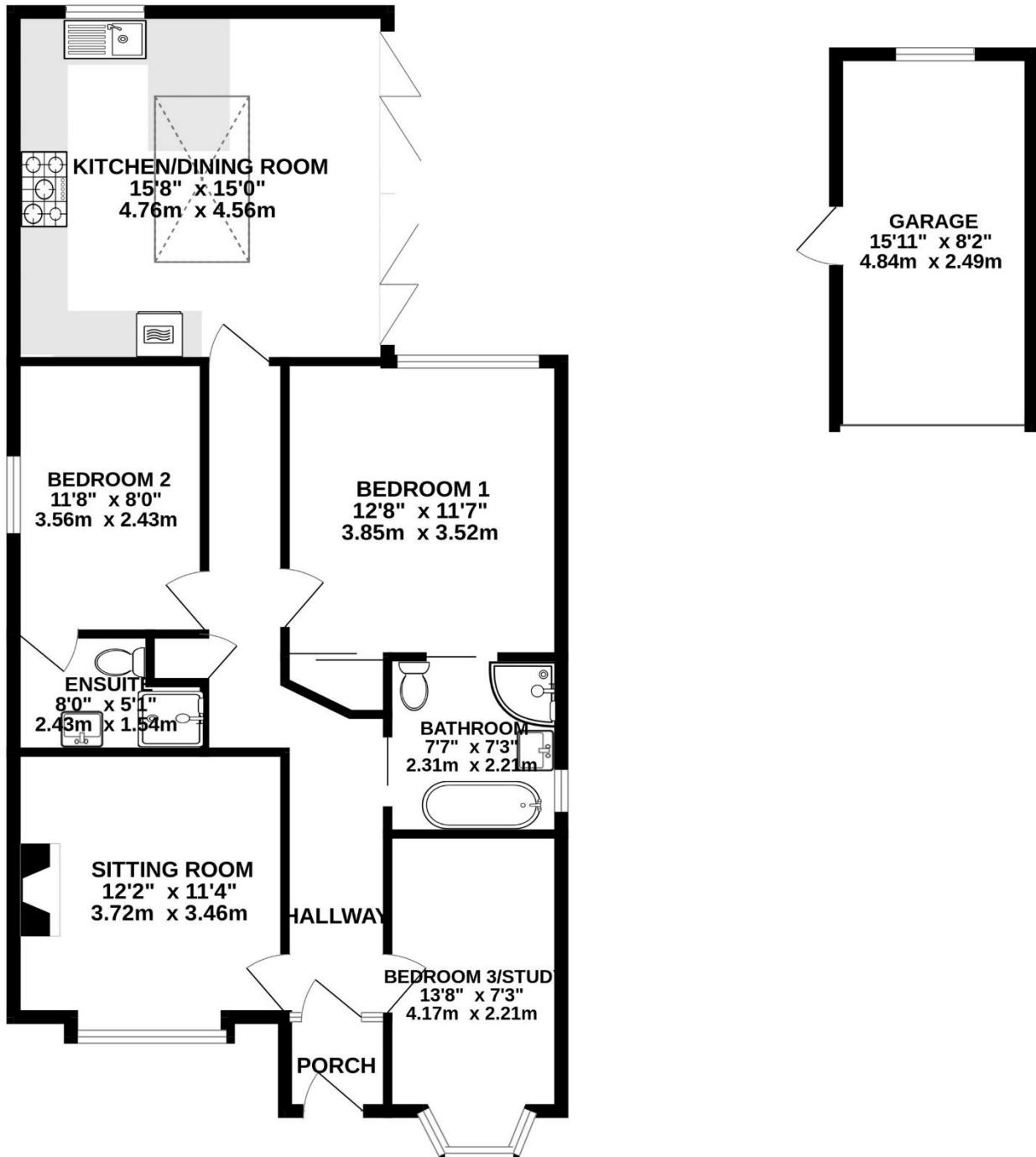
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## GROUND FLOOR

1059 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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