



CURLEW WAY

PENNSYLVANIA, EXETER, EX4 4SW | Guide Price £675,000



Robert Williams
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“ A beautiful home with far reaching Estuary views and permission to add further bedrooms if required”.



Curlew Way

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Guide £675,000

A beautifully presented three bedroom detached home with planning permission in place, if required, for a first floor extension, to provide an even larger family home,

Tucked away at the top of a very quiet cul de sac, the home is accessed via a small set of steps from the large double driveway, through the porch into the main entrance hall

There is an open living and dining room from a large bay window at the front lets in plenty of natural light with views across the city and countryside beyond. To the rear of the dining area there are sliding doors out into the conservatory which wraps around to the kitchen.

The property has three bedrooms with the master bedroom having been upgraded to include fitted wardrobes, and the en-suite has been recently renovated with a large shower, WC and sink. The main bathroom has been replaced by the current owners.

To the rear of the property is a stunning, well maintained tiered garden with a variety of plants, flowers and shrubs. There is a greenhouse with a vegetable area, a garden shed for storage, and a summer house. There is also a lovely secluded seating area at the top of the garden where you can sit and take in the glorious views.

Additionally, there is also a good sized laid to lawn garden to the front of the house running alongside the driveway where there is parking for several vehicles.

Below the property is a double garage with automatic, insulated rolling doors. The house has been fitted with 16 4kw solar panels which provide an energy efficient way of powering the household. There is double glazing throughout and gas central heating.

DEVELOPMENT POTENTIAL

Planning permission has been granted for a first floor extension to add additional bedrooms if required. Full details can be found on the Exeter City Council planning portal under ref 22/1327/PDA.





SITUATION

Curlew Way is a perfect spot for someone who wants to be near the city centre but enjoys a quieter setting. Located in the sought after area of Pennsylvania. It is just a 5 minute drive into town, less than a mile from the Streatham Campus at Exeter University, and within walking distance of multiple schools making this a perfect home for professionals and families alike. For getting further afield Exeter St. David's Railway station is less than 10 minutes by car, and the M5/A30 is approximately 15 minutes away.

DIRECTIONS

Driving out of the city centre, follow Blackall Road then at the roundabout take the first exit onto Pennsylvania Road. Continue on for about three quarters of a mile, then turn left into Oriole Drive and then right into Curlew Way. The property is located towards the end of the road on the right.



3		bedrooms	2		bathrooms
2		receptions	6		car spaces

Local Authority: Exeter City Council

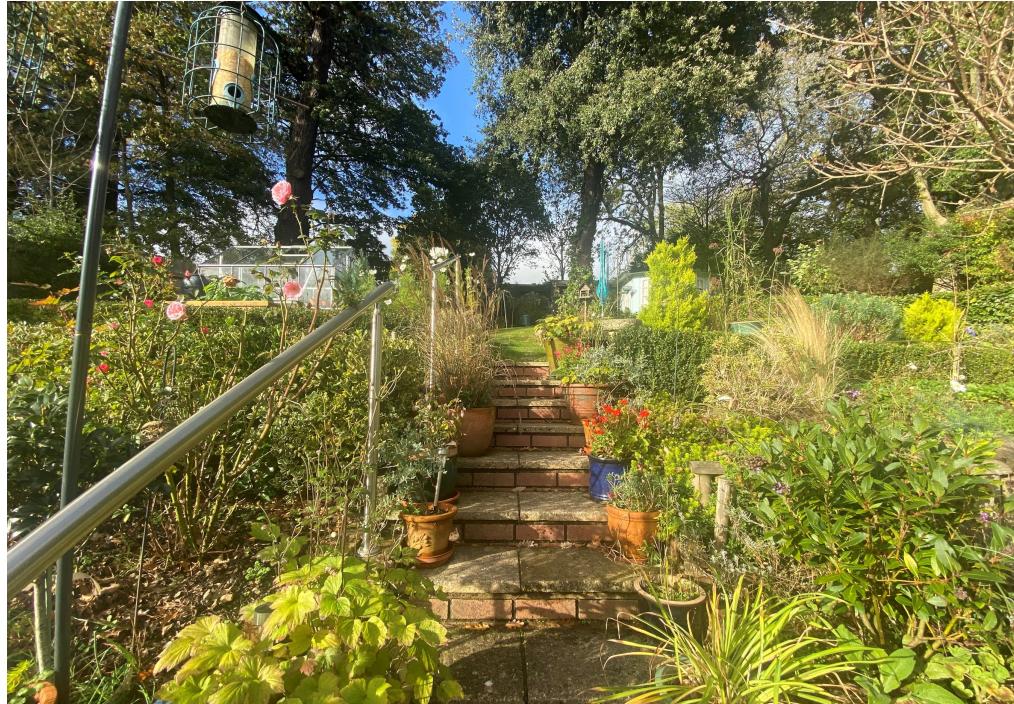
Council Tax Band: E

Tenure: Freehold

Heating: Gas Central Heating

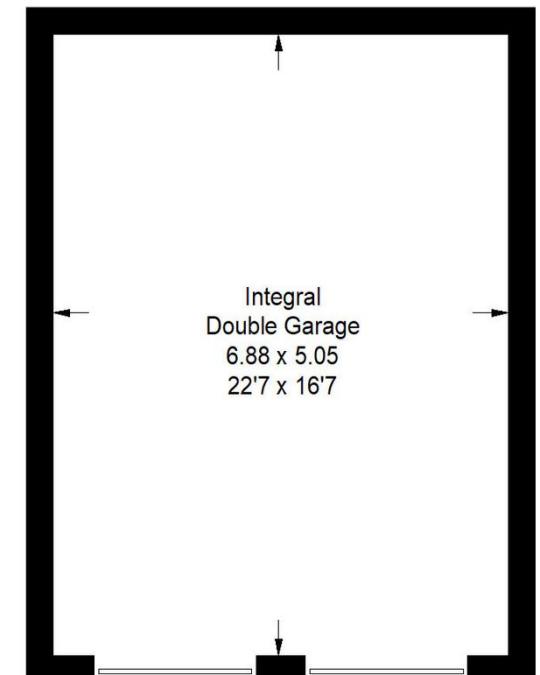
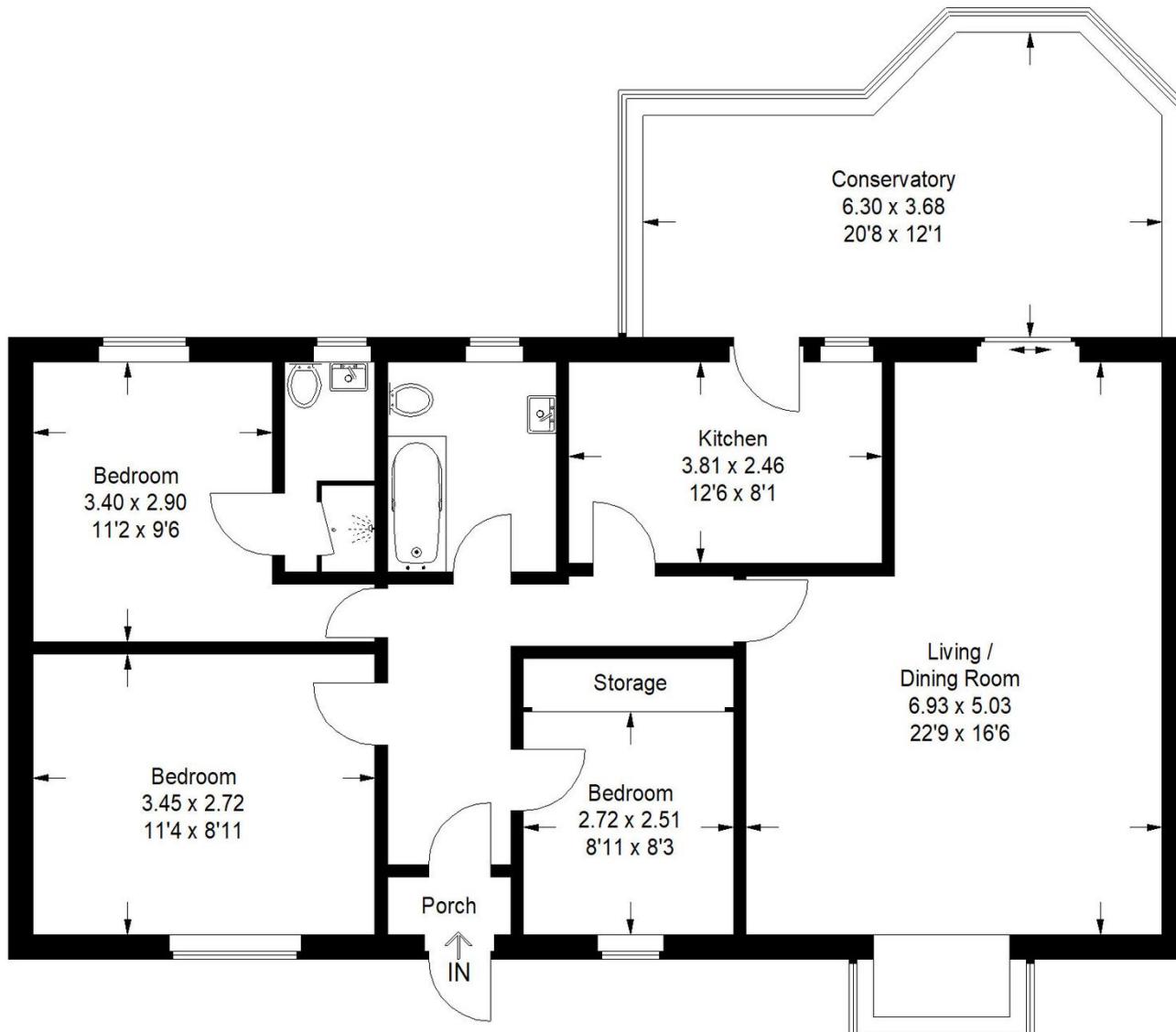
Services: Mains water and drainage

Energy Efficiency Rating: C



Curlew Way

Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
Integral Double Garage = 34.8 sq m / 375 sq ft
Total = 151.6 sq m / 1632 sq ft



(Not Shown In Actual
Location / Orientation)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.