



FRANCIS LOUIS
Residential



Badger Close, Exeter, EX2 5SG

Guide Price £650,000



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Badger Close

Exeter, EX2 5SG

- Attractive and spacious detached house
- Double garage
- Great location
- Circa 2400 square feet of accommodation
- Four double bedrooms plus office
- Off road parking
- Enclosed gardens

Francis Louis are pleased to present this charming detached family home. Nestled in the highly desirable Heavitree/Middlemoor area, this residence boasts generous dimensions and versatile living spaces. Badger Close is of a Potton build design and situated in a quaint cul-de-sac development comprising four similarly sized properties.

The property has undergone many improvements such as double glazing and modern bathrooms. The property offers four double bedrooms, including a master en-suite, an impressive entrance hall, a galleried landing, and a large sitting room featuring an open fireplace. With a double garage, plenty of parking and surrounded by its own enclosed gardens, this is the perfect family home.



Ground Floor

Entrance Hallway

Upon entering the property through the covered front door, you are welcomed by a striking entrance hallway with marble effect tiled flooring, an exposed brick feature wall, and timber accents. Under-stairs storage cupboard, radiator, carpeted stairs leading to first floor and doors opening to,

Sitting room

At the front of the property lies the spacious and inviting living room. This delightful triple-aspect room features windows on the front and side aspects, along with double-glazed French doors opening to the garden path. A captivating exposed brick large inglenook fireplace, complemented by built-in book shelves. Exposed timbers and support beams add to the room's charm, creating a warm and cosy feel. Carpet flooring and multiple radiators.

Dining / Reception room

The current owners are utilizing the dining room as an additional reception area. This room is an ideal space for entertaining, especially given its proximity to the kitchen. Benefiting from a double glazed window offering ample natural light, exposed brick, carpet flooring, and efficient radiators.

Sunroom

This lovely sitting room offers a peaceful retreat, with windows on two sides providing views of the rear garden. It connects to the dining room through double internal doors and opens to the garden via French doors. Featuring carpet flooring and a radiator.





Kitchen

This well-appointed kitchen features a variety of floor and wall mounted units, providing ample storage, along with generous countertop space. It accommodates a large cooker and a freestanding fridge/freezer, complemented by an integrated dishwasher and an inset one and a half bowl sink with a drainer and mixer tap. Multiple double-glazed windows enhance the kitchen, offering lovely views of the rear garden and flooding the space with abundant natural light.

Utility room

From both the kitchen and entrance hallway, a doorway leads to the functional utility room, equipped with floor-mounted units. The room includes a worktop, an inset sink with drainer and a mixer tap, and ample space for a washing machine and tumble dryer. Providing access to the rear garden, it also features a window overlooking the rear aspect and a radiator.

Office

A generously sized office ideal for working from home or a general study space away from the main reception rooms. Double glazed windows to rear aspect along with another set of French doors giving a further access point into the garden.

Downstairs WC

A convenient downstairs WC can be found adjacent to the entrance hallway.

First Floor

Landing

Stairs from entrance hallway to large galleried landing and double glazed window to front aspect, exposed brick feature wall and timbers, hatch to loft space and door to large airing cupboard. Doors opening to bedrooms and bathroom.

Bedrooms

Upstairs, you'll discover four generously sized double bedrooms. The master bedroom, is particularly spacious and offers not only ample size but also features built-in wardrobes and a large front-facing window, flooding the room with natural light. The other three bedrooms also enjoy the benefits of natural light and come equipped with convenient storage cupboards.

Bathrooms

The property offers both a well-equipped family shower room and an en-suite attached to the master bedroom, ensuring convenience and privacy for residents. The family shower room, recently installed, features a walk-in shower, low-level WC, wash hand basin, and a heated towel rail. Meanwhile, the en-suite boasts a panel bath with shower over, along with a low-level WC, wash hand basin, and radiator.

Double garage

Integral to the property is a double garage, featuring an electronic up-and-over door providing access. The garage is well-lit and equipped with power. Additionally, it includes a window and a pedestrian door on the side aspect. There is also an internal door connecting the garage to the entrance hallway for convenient accessibility.

Outside / Gardens

At the front, the property welcomes you with a gravel driveway, offering plenty of off-street parking and leading to the integral double garage. The front garden area is well stocked with various mature trees, shrubs and conifers giving a good degree of privacy. A paved pathway then leads along either side of the property and opens onto the rear garden.

The rear garden is completely enclosed, featuring a combination of timber fencing and conifer screening for privacy. A paved patio area extends from the house, seamlessly blending into the main lawn area, which is surrounded by well-stocked borders boasting a variety of shrubs, trees, and conifers. The garden is equipped with outside lighting and taps for added convenience.

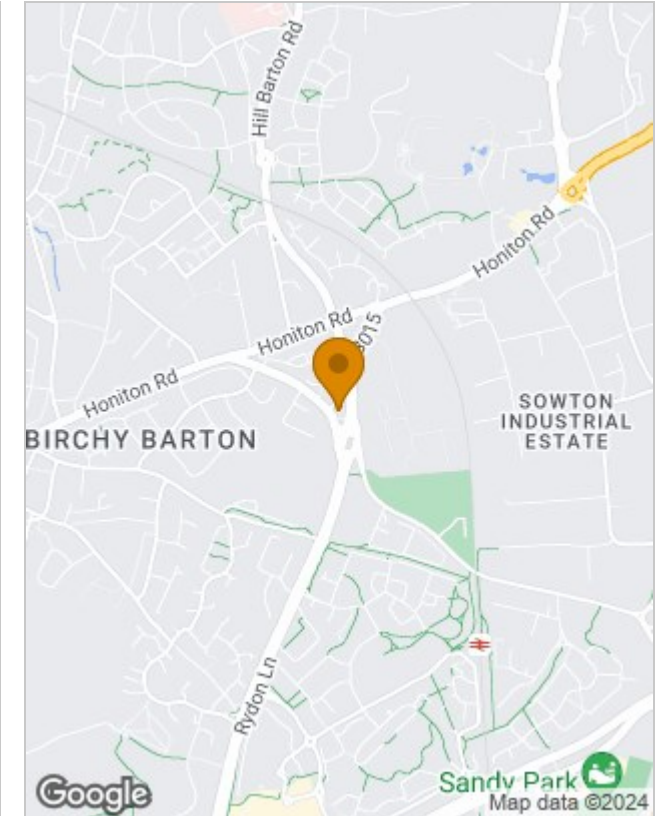




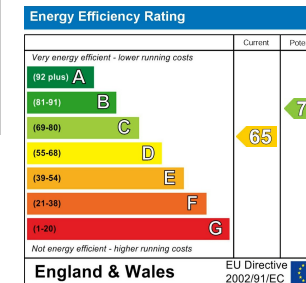
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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