

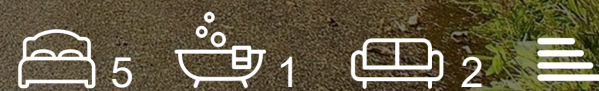


FRANCIS LOUIS  
Residential



Wrefords Close, Exeter, EX4 5AY

Price Guide £450,000 to £475,000





# Wrefords Close

Exeter, EX4 5AY

- Extended property
- 4/5 bedrooms
- Great Location.
- Views
- 2 parking spaces
- Landscaped Garden

Guide Price £450,000 to £475,000 - This extended detached residence offers four to five bedrooms and is nestled in a highly desirable area. Highlighted by its breathtaking kitchen/dining/family room, which boasts picturesque views of the surrounding countryside, the property also features a lounge, a versatile dining room or potential fifth bedroom, a utility room, a convenient w/c, and a shower room. Accompanied by parking space for two vehicles, the property's landscaped rear garden is adorned with a detached bar, perfect for entertaining.



#### Hallway

Double glazed door to the front aspect, stairs to the first floor, radiator, doors to

#### W/C

A low level w/c, a wash hand basin, radiator

#### Lounge

Double glazed window to the front aspect, radiator, feature fireplace, French doors to

#### Kitchen/Dining/Family room

A range of matching floor and wall mounted kitchen units with a roll top work top and drawer units, inset sink, integral two door oven, microwave, wine fridge, fridge, freezer, breakfast bar, tiled floor, two patio doors to the garden, double glazed windows to the garden, radiator, door to,

#### Utility Room

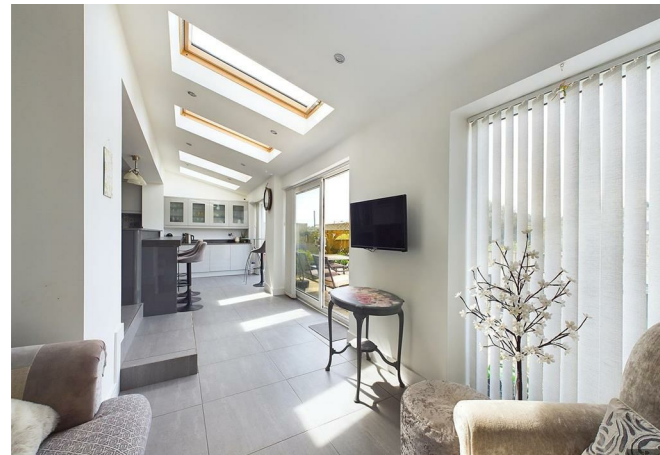
Space for utilities

#### Dining Room/ Bedroom 5

Double glazed French doors to the front aspect, radiator,

#### Landing

Double glazed window to the front aspect, doors to,





#### Bedroom 2

Double glazed window to the front aspect, radiator, built in wardrobes,

#### Bedroom 1

Double glazed window to the rear aspect, radiator, built in wardrobes,

#### Bedroom 3

Double glazed window to the front aspect, radiator,

#### Bedroom 4

Double glazed window to the rear aspect, radiator,

#### Shower room

A walk in shower, a low level w/c, a wash hand basin, double glazed window to the rear aspect, heated towel rail, tiled floor and surround,

#### Outside Front

There is a driveway with parking for two cars, side access to the rear.

#### Outside Rear

The rear garden is landscaped with a feature seating area with a fire pit and pergola over, a bar and the garden enjoys impressive views.

#### Bar

A feature room with two sets of double glazed patio doors, a double glazed window, power and lights. The room is currently set up as a bar, but it can be used for anything someone requires.

#### Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.

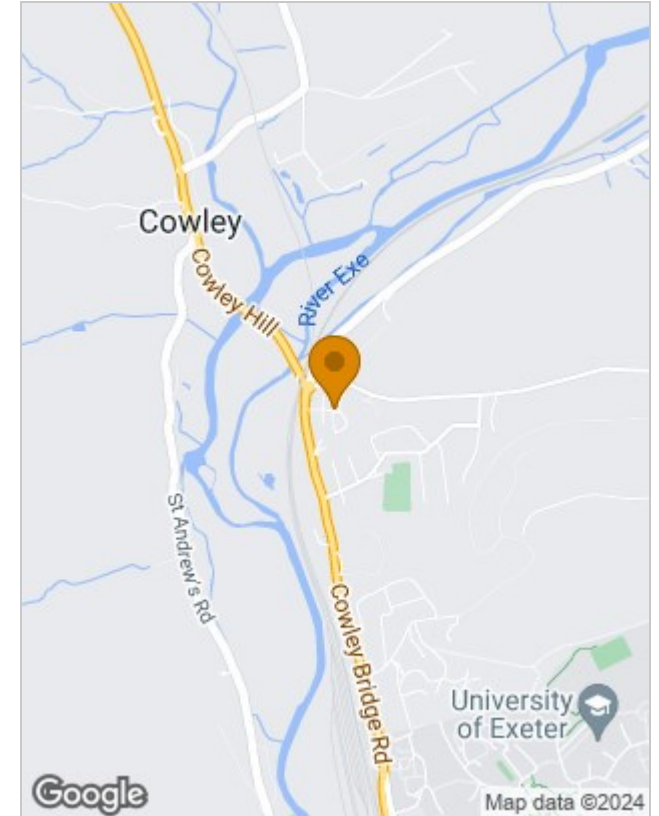




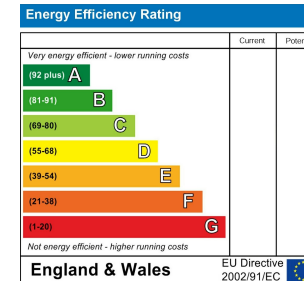
## Floor Plans



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.