



**7 Dorian Close, Exeter, EX4 4RS**  
Asking Price Of £600,000 Freehold



# Doriam Close, Pennsylvania

## Asking Price Of £600,000

A spacious four bedroom detached family residence situated on a mature corner plot in a quiet no through road location. The ground floor comprises a welcoming entrance hall, lounge, separate dining room, kitchen with adjoining breakfast room, study, conservatory and cloakroom. Upstairs there are four good-sized bedrooms served by a family bathroom. Outside, the property benefits from gardens, a garage and off-road parking. A great opportunity to acquire a spacious family home in a popular residential area. Viewing is highly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE PORCH** Accessed by uPVC part-glazed front door with front aspect uPVC double glazed windows, part frosted uPVC door leads to entrance hall.

**ENTRANCE HALL** With doors to the Lounge, Study, Kitchen & Cloakroom, stairs to first floor landing, coved ceiling and a radiator.

**CLOAKROOM** With front aspect frosted uPVC double glazed window, low-level WC, wash hand basin, part-tiled walls, under stairs storage cupboard, spotlighting and a radiator.

**LOUNGE** 16' 8" x 12' 1" (5.085m x 3.687m) Front & side aspect uPVC double glazed windows, feature fireplace with tiled surround and hearth, T.V. point, telephone point, dado rail, coved ceiling and archway through to the Dining Room.

**DINING ROOM** 9' 9" x 12' 2" (2.989m x 3.714m) Rear aspect uPVC double glazed window, serving hatch to

the Kitchen, coved ceiling and radiator.

**STUDY** 8' 1" x 8' 7" (2.486m x 2.636m) Side aspect uPVC double glazed window, dado rail, shelving, coved ceiling & radiator.

**KITCHEN** 14' 6" x 9' 11" (4.420m x 3.048m) Side aspect uPVC double glazed window, fitted range of eye & base level units with stainless steel sink, mixer tap & single drainer, roll edge work surfaces, part tiled walls, electric cooker point, T.V. point, further appliance space, plumbing for slimline dishwasher, tiled flooring, radiator, access through to Breakfast Room.

**BREAKFAST ROOM** 14' 10" x 9' 3" (4.534m x 2.837m) Dual aspect uPVC double glazed windows, seating area, fitted range of eye & base level units, stainless steel sink, mixer tap & single drainer, plumbing for washing machine, roll edge work surfaces, tiled flooring, coved ceiling, spotlighting, radiator, uPVC double glazed door leading to the side of the property,

wooden door leading to the Conservatory.

**CONSERVATORY** 9' 6" x 11' 2" (2.900m x 3.419m) Dual aspect uPVC double glazed windows with view over the rear garden, uPVC double glazed door leading to garden, laminate flooring & radiator.

**FIRST FLOOR LANDING** Side aspect uPVC double glazed window and doors to Bedrooms 1, 2, 3 & 4 and Family Bathroom, access to loft void above, airing cupboard with water tank & shelving, coved ceiling and radiator.

**BEDROOM 1** 16' 7" x 12' 1" (5.069m x 3.696m) Dual aspect uPVC double glazed windows, built-in double wardrobes with hanging space & shelving, coved ceiling, T.V. point and radiator

**BEDROOM 2** 12' 2" x 10' 0" (3.709m x 3.060m) Dual aspect uPVC double glazed windows with view over rear garden, built-in wardrobe with hanging space & shelving, coved ceiling and radiator.



**BEDROOM 3** 11' 1" x 7' 3" (3.396m x 2.229m) Side aspect uPVC double glazed windows, T.V. point, coved ceiling, laminate flooring and radiator.

**BEDROOM 4** 8' 5" x 6' 11" (2.579m x 2.131m) Side aspect uPVC double glazed window, coved ceiling, wood laminate flooring and radiator.

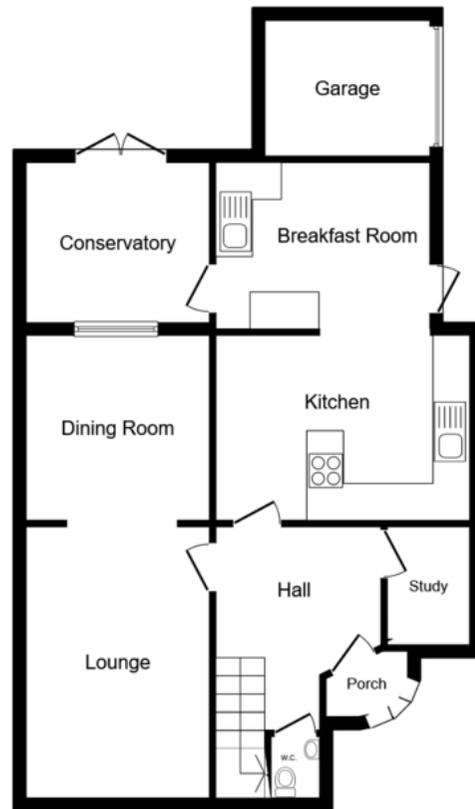
**BATHROOM** Rear aspect frosted uPVC double glazed window, three piece suite comprising panel enclosed bath with Triton shower above, low level w.c., wash hand basin, part-tiled walls, shaver point, coved ceiling and heated towel rail.

**GARDENS** The rear garden is private, enclosed and well-stocked to include mature trees & shrub borders, wisteria, covered pagoda and a paved seating area. Off-road parking for two vehicles. Garage an electric door, light & power. To the side of the property there is an storage area and a gate which leads to the front garden which is low maintenance, mainly paved with shrub inserts.

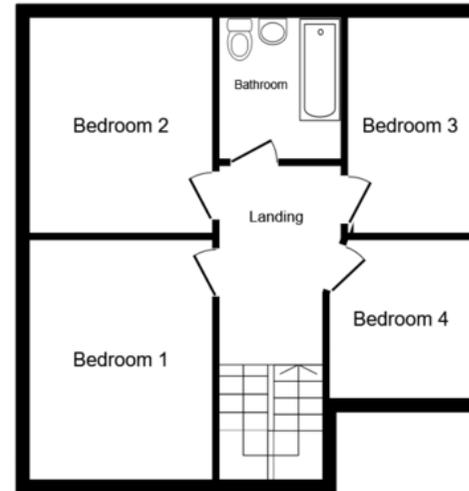
Over the road is a small section of land which belongs to the title of 7 Doriam Close.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Martin & Co Exeter – Cooksleys

68 South Street • Exeter • EX1 1EE

T: • E:

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.