



West of 

Eager Way

Exminster

£360,000

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17 Eager Way is a wonderful three bedroom detached home situated on a large corner plot in a tucked away end of cul-de-sac position. This well presented property features; large lounge/dining room overlooking the rear garden, modern fitted kitchen and bathrooms, separate utility, downstairs cloakroom, useful study/playroom, master bedroom with dressing room and en-suite, parking for up to three vehicles, single detached garage and beautiful well tended gardens.

Tucked away on good size corner plot | Highly sought after residential area of village | Three good sized bedrooms | Large lounge and dining room | Modern kitchen and bathrooms | Useful study/playroom | Master bedroom with dressing room and en-suite | Detached single garage | Driveway parking for up to three vehicles | Wonderful well tended gardens

## PROPERTY DETAILS:

### APPROACH

Paved pathway to pretty covered entrance porch. Upvc part glazed door to entrance hallway.

### ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Central heating radiator. Tiled floor. Telephone point. Doors to kitchen, study/play room, lounge/dining room and cloakroom.

### CLOAKROOM

Modern white suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboards under. Central heating radiator. Tiled floor. Extractor fan.

### KITCHEN

9' 2" x 9' 2" (2.79m x 2.79m) Attractive kitchen with leaded Upvc double glazed window to front aspect. Quality fitted kitchen in oak wood finish with excellent range of base, wall and drawer units. Roll-edge worktop with matching splashback and inset composite sink with mixer tap. Integral eye-level electric oven and microwave/grill. Inset induction hob with glass splashback panel and stainless steel cooker hood over. Tiled floor. Arch to utility room

### UTILITY ROOM

6' 1" x 6' 0" (1.85m x 1.83m) Upvc part glazed door to side aspect. Range of matching base and wall units. Integral fridge and freezer. Roll-edge worktop with space and plumbing under for washing machine. Matching tiled floor.



### STUDY/PLAYROOM

15' 3" x 11' 7" (4.65m x 3.53m) (max) Spacious room offering a multitude of uses, with leaded Upvc double glazed window to front aspect. Central heating radiator. Telephone point. Understair recess. Hatch to loft space.

### LOUNGE

15' 3" x 11' 7" (4.65m x 3.53m) Light and spacious room with leaded Upvc double glazed window to rear aspect with outlook over the garden and Upvc sliding patio door. Two central heating radiators. TV point. Arch to dining room.

### DINING ROOM

9' 6" x 9' 2" (2.9m x 2.79m) (max) Leaded Upvc double glazed window to rear aspect with outlook over the garden. Central heating radiator.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing with leaded Upvc double glazed window to side aspect. Central heating radiator. Hatch to loft space. Door to airing cupboard housing hot water tank and shelf. Doors to bedrooms and bathroom.

#### BEDROOM 1

12' 7" x 12' 5" (3.84m x 3.78m) (max) Attractive master bedroom with leaded Upvc double glazed window to front aspect with outlook over adjoining fields. Central heating radiator. Telephone point. Arch to dressing room.

#### DRESSING ROOM

6' 8" x 6' 1" (2.03m x 1.85m) (max to back of wardrobes) Leaded Upvc double glazed window to front aspect. Central heating radiator. Range of built-in wardrobes complete with hanging rail and shelving. Door to en-suite.

#### EN-SUITE

6' 9" x 5' 9" (2.06m x 1.75m) Spacious en-suite with leaded Upvc double glazed window to front aspect. Modern white suite comprising: low level w.c. and hand wash basin set in vanity unit with cupboards under. Tiled corner shower enclosure with glass door electric shower over. Extractor fan. Central heating radiator.

#### BEDROOM 2

11' 10" x 9' 0" (3.61m x 2.74m) Further spacious double bedroom with leaded Upvc double glazed window to rear aspect with outlook over the garden. Central heating radiator. Sliding mirror doors to double wardrobe complete with hanging rail and shelf.

#### BEDROOM 3

8' 11" x 8' 6" (2.72m x 2.59m) Leaded Upvc double glazed window to rear aspect. Central heating radiator.

#### BATHROOM

8' 3" x 6' 6" (2.51m x 1.98m) (max) Leaded Upvc double glazed window to rear aspect. Modern white suite comprising: low level w.c. and hand wash basin set in vanity unit with cupboards under, bath with mixer tap and shower head attachment. Central heating radiator. Extractor fan.

### OUTSIDE

#### FRONT

Large corner plot with open garden area laid to lawn and edged with well tended beds stocked with plants and shrubs. Large tarmac driveway offering parking for up to three vehicles leading to garage. Path to front entrance and gated side access to rear garden.

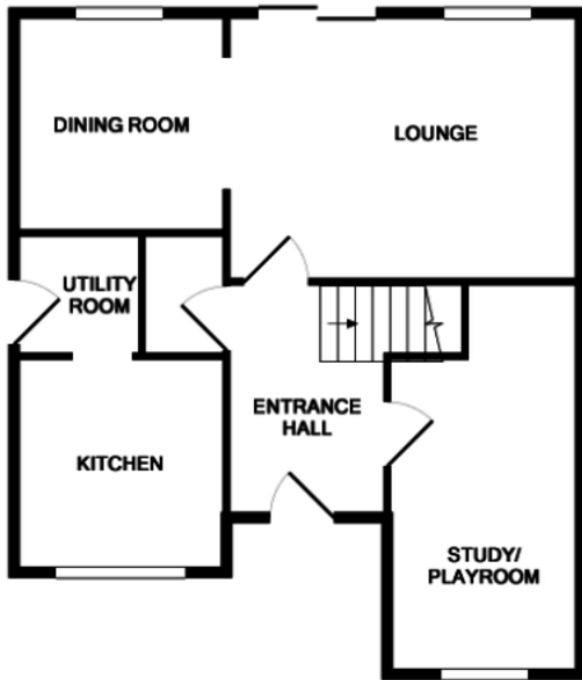
#### GARAGE

16' 8" x 9' 4" (5.08m x 2.84m) Up and over door to generous sized detached single garage with light and power, and eaves storage.

#### REAR GARDEN

Beautifully presented level rear garden laid mainly to lawn and edged with well stocked borders, with paved patio adjoining the rear of the property. Outside tap.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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