



7 Gras Lawn

Gras Lawn, Exeter
EX2 4RZ

A spacious five bedroom house in this popular development close to the city centre

Exeter city centre 1 mile,
Exeter St David's 2 miles,
Exeter International Airport 6 miles

Entrance hall | Drawing room | Dining room | Kitchen | Study | Utility room
Cloakroom | Master bedroom with ensuite bathroom | Four further bedrooms, two ensuite | Family bathroom | Gardens | Garage
Private parking | EPC rating C

The property

7 Gras Lawn is a spacious five bedroom family house. The property has been well maintained by the current owners and has been in the same ownership since the house was built fifteen years ago. The well-proportioned accommodation is arranged over three floors and provides good flexible living.

The ground floor comprises of an entrance hall with the staircase, a cloakroom and under stair storage. A door leads through to the dual aspect kitchen and dining room. The kitchen has fitted wooden units,

integrated appliances and overlooks the garden to the rear, with the dining room overlooking the front garden. A utility room lies off the kitchen with fitted units and access to the garden and the garage beyond.

The first floor has a large and impressive drawing room and study with a fireplace and gas fire and steps separating the two. This room would be a great entertaining space. The master bedroom lies along the hall with plenty of storage in the built in wardrobes and an ensuite bathroom with a separate walk in shower and bath. Upstairs on the second floor are four further bedrooms, two with ensuite shower rooms and the family bathroom.

Location

7 Gras Lawn is set in a desirable ten acre development, in the heart of Exeter. Built in 2000, the development is surrounded by trees and has attractive open spaces. The city centre is just a 1 mile walk away.

Exeter is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping, including John Lewis, and restaurants. There is also a Waitrose supermarket in the city. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country.





The Royal Devon and Exeter Hospital is close to the development.

The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington and Waterloo from Exeter. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.



Outside

7 Gras Lawn is approached along a path through a small garden to the front and side of the property with a lawned area and many established shrubs. A handy store cupboard is found off the entrance porch.

To the rear of the property is an enclosed walled garden with a paved terraced area and a gravelled area for easy maintenance, surrounded by flowering shrubs and borders. A pedestrian gate leads from the rear garden to the good sized garage, with an electric door, attached to the side of the property and a private parking area. Additional parking is found to the front of the property.

General

Services: Mains electricity, gas, water and drainage.

Local Authority: Exeter City Council, www.exeter.gov.uk



Directions

From the city centre take Topsham Road. At Buckereil Lodge turn left into Barrack Road, pass Buckereil Avenue on the left hand side. Then take the next left into Gras Lawn. Turn left upon entering Gras Lawn and number 7 is found half way along on the right hand side.

Exeter

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Floorplans

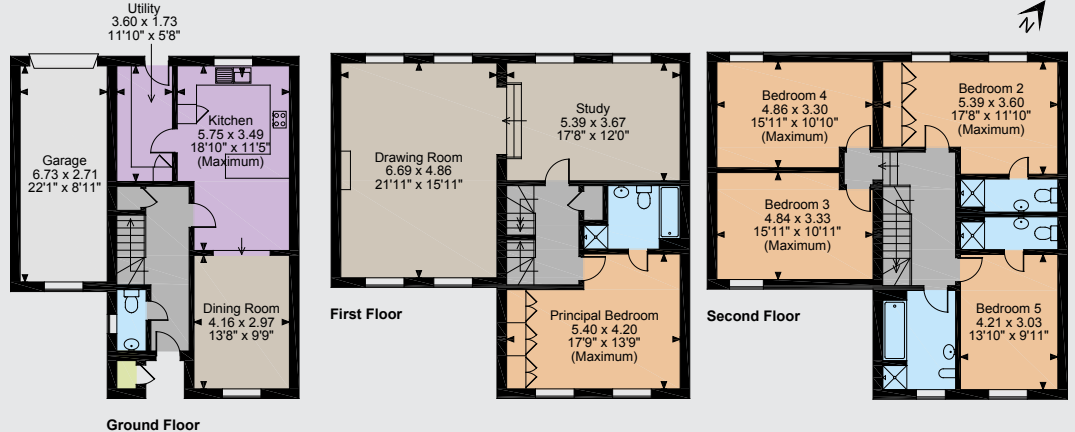
Main House internal area 2,489 sq ft (231 sq m)

Garage internal area 196 sq ft (18 sq m)

Total internal area 2,685 sq ft (249 sq m)

Quoted Area Excludes 'External C/B'

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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