



12 AUCTION WAY, WOOLSERY, EX39 5TP

£395,000

An extended 4 bedroom detached home in popular Woolsery village, featuring an impressive open-plan kitchen/living/dining area with doors leading to the garden, master suite with dressing room and en-suite, cosy lounge with woodburner, utility, parking, and a low-maintenance garden.

Nestled within the sought-after village of Woolsery, this beautifully presented and substantially extended 4-bedroom detached home offers the perfect blend of contemporary living and traditional comfort. Recently enhanced to an exceptional standard, the property boasts an expansive and stylish interior ideal for modern family life.

At the heart of the home is a simply stunning open-plan kitchen/dining/living space, thoughtfully designed to impress. The kitchen is fitted with a sleek range of eye and base units, topped with luxurious quartz work surfaces and a breakfast bar for casual dining. A full suite of high-end integrated appliances includes a full-size fridge and freezer, two ovens, an induction hob, and a boiling water tap. The kitchen flows effortlessly into the light-filled dining and living area, where doors open onto a beautifully landscaped, enclosed garden. This outdoor space is low-maintenance yet inviting, with attractive decking, bordered with lush greenery providing a tranquil, private setting for relaxing or entertaining.

The ground floor also features a cosy and characterful lounge complete with a wood-burning stove – perfect for winter evenings, along with a handy cloakroom and a spacious utility room offering additional access to the garden.

Upstairs, the accommodation continues to impress with four generously sized double bedrooms. The master suite, located within the new extension, offers a luxurious retreat with its own dressing room, fitted with an array of wardrobes, and a modern en-suite shower room. A family bathroom, finished with a clean white suite serves the remaining bedrooms.

Outside, the property is approached via a driveway providing off-road parking and leading to a garage that has been thoughtfully partitioned to provide a storage area. A useful wood store sits discreetly to the side of the home.

Services: All mains services are connected
Energy Performance Certificate: E 45
Council Tax: BAND D (£2,422.04 per annum)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.