



Woolbrook Park, Sidmouth, EX10 9DU

Guide Price £750,000

6 2 2



This attractive chalet-style residence offers an extensive range of flexible and versatile accommodation and is offered for sale with no onward chain. The property is presented in good order throughout and has been maintained to an excellent standard by the present owners. Woolbrook Park is regarded as a desirable residential location, approximately 1.5 miles distant of Sidmouth's town centre and The Esplanade, and within close reach of a great selection of amenities situated at Woolbrook. The property occupies an attractive corner plot with established gardens to the front and rear, and enjoys a slightly elevated position with a superb outlook that includes several of the hills that surround the Sid Valley.

The accommodation briefly comprises an entrance porch with an internal partly glazed door that opens onto the dining hall. The dining hall is a flexible space with a large window overlooking the front gardens, access to other living and bedroom accommodation on both the ground and first floor, and will comfortably accommodate a large dining suite. The living room is a superb, triple aspect, reception space with a large bow window overlooking the front gardens with distant views towards Salcombe Hill in the east, two small windows to the side, and glazed French sliding doors that lead to a decking area which overlooks the rear gardens. The kitchen offers an extensive range of base and wall mounted units with tiled splashbacks, a selection of integrated appliances and a large pantry cupboard. A door to the rear of the kitchen leads to a lobby area which connects to the rear of the garage and a separate utility room with space and plumbing for additional appliances, and a cloakroom. A stable style door to the rear of the lobby opens onto a patio area at the side of the property.

There is a generous amount of bedroom accommodation across both the ground and first floor. A inner hallway is located to the rear of the dining hall which offers a selection of useful storage cupboards. Each of the ground floor bedrooms are comfortably sized double rooms, each with their own fitted storage, wash basins and a dual aspect with distant views over the rear gardens towards Bulverton Hill. The ground floor bathroom comprises a fully tiled suite with a panelled bath, large corner shower cubicle with a thermostatic shower unit, and a pedestal wash basin. There is an adjoining cloakroom with a low level wc.

The first floor offers three further bedrooms, and a bathroom. Each bedroom benefits from at least two velux skylights which offer far reaching views across the Sid Valley in various directions. Bedroom 4 is another good double room. Bedroom 5 is a large single, and bedroom 6 is a standard single room, which has been used most frequently as a study. The bathroom comprises a panelled bath with mixer tap and shower attachment, a low level wc, and a pedestal wash basin.

The property is approached over a resin bonded driveway, which will accommodate off road parking for 2/3 vehicles. A single garage features a roll up electric door with internal access to the property from the rear. The front gardens are mostly laid to lawn with a range of established trees and shrubs positioned along the eastern boundary offering shelter and privacy. The rear gardens are accessible from both sides of the property. A raised decking area has been thoughtfully positioned immediately to the rear of the living room and provides the perfect space to sit out and entertain whilst enjoying some excellent views towards Bulverton Hill and Fire Beacon Hill along the northern fringes of the Sid Valley. Steps lead from the decking to a pathway, which surrounds the property with further steps that drop down to a secluded lawn area. The pathways and lawn are surrounded by attractive shrubs which provide the gardens with excellent privacy.

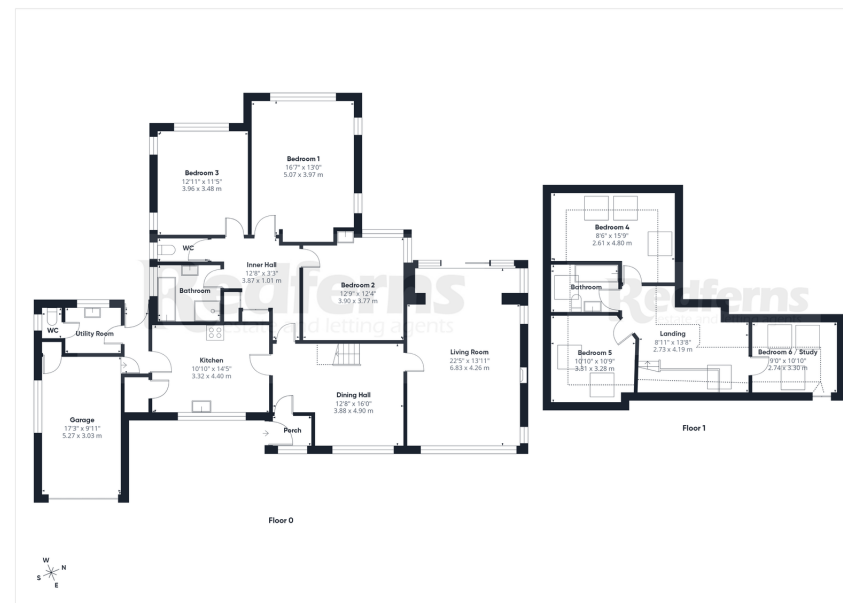
A deceptive home in a popular residential position. Early inspection recommended.

VIEWINGS By prior appointment with Redfern 01395 512544





- Porch and Dining Hall
- Kitchen and Separate Utility Room
- Three First Floor Bedrooms
- Garage and Driveway Parking
- No Onward Chain
- Dual Aspect Living Room
- Three Ground Floor Double Bedrooms
- Ground and First Floor Bathrooms
- Established Front and Rear Gardens
- Energy Rating TBC



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