

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Spreyton OIRO £600,000*

- \* *Detached Residence*
- \* *4 Bedrooms*
- \* *Lounge with Wood Burner*
- \* *2 En-suite*
- \* *Separate Dining Room*
- \* *Double Garage*



*114 High Street, Worle, BS22 6HD*

# 15 Chapel Park, Spreyton, EX17 5DR

## Description

A superb detached family home located in this desirable village location, occupying a corner plot with delightful rural views. The generous and very well presented accommodation is ideal for families or retired couples alike, providing modern practical living with delightful garden, ample parking and detached double garage. From the entrance porch, is a large dual aspect sitting room with doors to the garden and downstairs cloakroom. An open plan inner hall area links the kitchen and dining room with a separate utility room. To the first floor are four bedrooms with en suite to both master and bedroom two with a further family bathroom. The gardens are very well tended, containing a wealth of plants and shrubs and a lovely seating area with a modern sun canopy, providing a great vantage point to enjoy the garden. To the front is ample parking and a detached double garage.

## Accommodation

### Entrance Hall

Door to

### Lounge/Diner

Fireplace with wood burner. Triple aspect with 2 double glazed windows to side and further double glazed windows to front and patio doors to rear. Staircase to first floor accommodation

### Cloakroom

Suite of wash hand basin and low level WC. Obscure double glazed window to rear.

### Kitchen

Fitted with a range of floor and wall units. Belfast style sink. Integrated fridge/freezer. Dual aspect with double glazed window to front and side. Door to

### Utility room

Work surfaces and plumbing for washing machine. Door to the side path

### Dining Room

Dual aspect with double glazed window to rear and French doors to the side opening on to the patio.

### Bedroom 1

Built-in wardrobe. Dual aspect with double glazed windows to side and rear. Door to

### En-suite Shower

Suite of shower enclosure, wash hand basin and WC. Double glazed window to side.

### Bedroom 2

Built-in wardrobe. Double glazed window to front. Door to

### En-suite shower

Suite of shower enclosure, wash hand basin and WC. Obscure double glazed window to front.

### Bedroom 3

Double glazed window to front.

### Bedroom 4

Double glazed window to rear.

### Bathroom

Suite of bath, wash hand basin and WC. Double glazed window to rear.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.



**Outside**

Double gates and a block paved driveway provides parking and access to the Double Garage with 2 up and over doors and useful loft space. Rear door to the garden. The rear garden enjoys a good deal of privacy with a paved patio with canopy over, lawn and well stocked raised borders faced in natural stone. The garden also enjoys lovely views across the adjoining countryside.

**Tenure**

Freehold

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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