



**Cloakham Drive, Axminster EX13 5GT**



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## **Cloakham Drive, Axminster**

Fox & Sons are delighted to bring to the market this stunning executive style four-bedroom detached family home, arranged over three spacious floors, and conveniently located close to the centre of the historic market town of Axminster.

### **Front Of Property**

Paved driveway bordered by laid to lawn areas with established hedges, pathway leading to covered front door with bin store, outside lighting,

### **Entrance Hallway**

Entered via uPVC front door, doors leading to subsequent rooms, stairs rising to first floor, built in storage cupboards (one housing water tank), radiator, ceiling light point

### **Downstairs Cloakroom**

uPVC opaque double glazed window to side aspect, hand wash basin with tiled splashback, low level WC, ceiling light point

### **Study**

uPVC double glazed window to rear aspect, radiator, ceiling light point

### **Utility Room**

uPVC door to rear aspect, wall and base units with worktop over and space underneath for under counter domestic appliance, radiator, ceiling light point

### **First Floor Landing**

uPVC double glazed window to side aspect, doors leading to subsequent rooms, stairs rising to second floor, radiator, ceiling light point

### **Kitchen/Dining Room**

Kitchen Area:

uPVC double glazed window to rear aspect, range of contemporary wall and base units with worktop over, 1.5 stainless steel drainer sink, integrated mid-height electric oven and grill, gas hob with cookerhood over, wall mounted boiler (vendor has advised there is approx 8 years left on the warranty),

space for fridge/freezer and dishwasher, breakfast bar, under counter heater, ceiling light point

Dining Room Area:

uPVC double glazed double doors to rear aspect leading to garden and windows either side, built in display storage unit, radiator, ceiling light point

### **Lounge**

Two sets of uPVC double glazed double doors to front aspect leading to balcony with slight views to countryside beyond, radiators, ceiling light points

### **Second Floor Landing**

uPVC double glazed window to side aspect, loft hatch, ceiling light point

### **Master Bedroom**

uPVC double glazed double doors with Juliet balcony to front aspect with slight views to countryside beyond, built in wardrobes, radiator, ceiling light point

### **En-Suite**

uPVC opaque double glazed window to side aspect, shower set within tiled surround, low level WC, hand wash basin with tiled splashback, part tiled walls, extractor fan, heated towel rail, ceiling light point

### **Bedroom 2**

uPVC double glazed double doors with Juliet balcony to front aspect with slight views to countryside beyond, radiator, ceiling light point

### **Bedroom 3**

uPVC double glazed window to rear aspect, radiator, ceiling light point





#### **Bedroom 4**

uPVC double glazed window to rear aspect, radiator, ceiling light point

#### **Bathroom**

uPVC opaque double glazed window to rear aspect, panel bath with shower over set within tiled surround, low level WC, hand wash basin with tiled splashback, part tiled walls, extractor fan, radiator, ceiling light point

#### **Rear Garden**

Timber fence enclosed rear garden, predominantly laid to lawn with decked patio area, paved pathway to rear access gate, outside lighting and tap, range of established hedges and plants

#### **Garage**

Substantial garage with up and over garage door and complete with power and lighting - currently cleverly partitioned to create a range of adaptable spaces — ideal for storage, hobbies, or a workshop — while still retaining room for vehicle parking



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## Cloakham Drive, Axminster

- EXECUTIVE STYLE FOUR-BEDROOM HOME
- THREE STOREY ACCOMMODATION
- COUNCIL TAX BAND E
- SPACIOUS & VERSATILE
- LOUNGE WITH ACCESS TO BALCONY

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£400,000**



Total floor area 192.6 m<sup>2</sup> (2,073 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
AXM105140 - 0002

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