



Sylvania Drive
Pennsylvania, Exeter, Devon, EX4 5DT
Asking Price £500,000





Description

This lovely extended 4-bedroomed detached house really must be viewed to be appreciated.

It occupies a quiet location at the end of this cul de sac & enjoys a very pleasant aspect over greenery to the rear.

The house benefits from a very substantial 2 storey extension & has undergone many more recent improvements throughout to create a wonderful family home. NO CHAIN.

The property offers spacious accommodation and briefly comprises on the ground floor - entrance porch extension, hallway, 2 very good sized separate reception rooms, one featuring lovely Bi-folding doors opening directly onto the shaped patio & West facing gardens. There is a further dual aspect living room with additional French double doors onto the gardens. A feature of the property is the superbly appointed "System 6" kitchen/breakfast room with gloss grey units and an attractive dark Quartz worksurface. The kitchen has various integrated appliances and creates a great central hub of the house. A door from the living room leads to an inner hall/utility space, cloakroom & very useful study.

On the 1st floor there are 4 bedrooms & modern family bathroom. The master bedroom was formerly 2 bedrooms which have been knocked through to create a generous dual aspect master bedroom.

Outside there is a driveway, store (former garage) & lovely enclosed gardens.

Location

Situated on the Northern outskirts of the City in this sought after cul de sac location. Pennsylvania is a highly sought after area of Exeter being within easy reach of both the City Centre and the main University Campus. Much of it is in an elevated location providing views over the City and the countryside beyond. This property enjoys a very pleasant aspect over greenery to the rear.





Directions

what3words: ///clean.author.score

Material Information

- EPC Rating: D
- Tenure: Freehold
- Council Tax Band: Band "D" - Exeter City Council
- EPC Banding: The property is in Band D
- Utilities: All Mains Services
- Flood Risk: Very Low Risk (Rivers & Seas) & (Surface Water)
- Heating: Gas Central Heating
- Parking: The property has a private driveway which provides off street parking.



Sylvania Drive, Pennsylvania, Exeter, EX4

Approximate Area = 1525 sq ft / 141.6 sq m

Garage = 62 sq ft / 5.7 sq m

Total = 1587 sq ft / 147.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bradleys. REF: 1536646



Property Fact Sheet Ref:

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