



4 Elston Meadow, Westwood

Guide Price £595,000

HELMORES
SINCE 1699

4 Elston Meadow

Westwood, Crediton

- Brilliant Town Edge Cul-De-Sac Location with Views
- Superbly presented fully detached house
- Four double bedrooms plus nursery/dressing room
- Family bathroom, master en-suite & GF WC
- Well fitted kitchen/breakfast room & utility
- Large living room opening into conservatory
- Level gardens including stream
- Ample parking for 4 vehicles and double garage
- Mains gas central heating & uPVC double glazing

Located right on the western end of Crediton and away from main roads, Elston Meadow is a small and exclusive development of detached houses which were originally built in the very late 1990's. Being on the edge of the town provides the convenience of the town with the peace of the countryside and within seconds there are country lane walks aplenty.



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The house has generous proportions with 205sqm / 2207sqft of space over the two floors including the garage making it an ideal family home. There is a welcoming entrance hall leading to the kitchen/breakfast room with a modern fitted kitchen and built-in dishwasher plus a useful utility room with gas boiler & additional sink with wall and undercounter units. The large living room has glass bi-folding doors giving the option to open up or close off the conservatory (underfloor heating, light & power) which looks out over the garden & fields beyond. There is a separate dining room and a useful ground floor study off the living room, plus a ground floor WC and under-stairs storage cupboard. Upstairs has been freshly carpeted in September 2022, the landing is lovely with upgraded bannisters and a gallery area, plus airing cupboard and a separate large cupboard & access to the extremely large loft space which has the benefit of being fully boarded. There are four double bedrooms and the modern family bathroom, with a squared P-shaped bath with shower & screen over. The master bedroom has an en-suite shower room and built-in wardrobes too. Bedroom 3 has an additional room off it, perfect as a nursery, dressing room or even an en-suite should a new owner wish to convert. There is mains gas central heating & uPVC double glazed doors & windows too.



Outside is a private driveway with ample parking for 4 vehicles and this leads to a double garage with twin electric up and over doors (remote and switched from the house). There is access around both sides of the house and these lead to a level rear garden which isn't overlooked with paved seating areas, planted beds, a small stream and bridges leading over the water to the extended lawn. This additional area catches the evening sun and is an ideal entertaining space.

DIRECTIONS: From Crediton High Street, head towards The Green and at the traffic lights bear left as signed to Yeoford. Continue down the hill and pass the right hand turns to Tuckers Meadow and Westernlea. Elston

Please see the floorplan for room sizes.

Council Tax: F (£3,230pa)

Utilities: Mains water, electric, gas, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Gas fired central heating

Listed: No

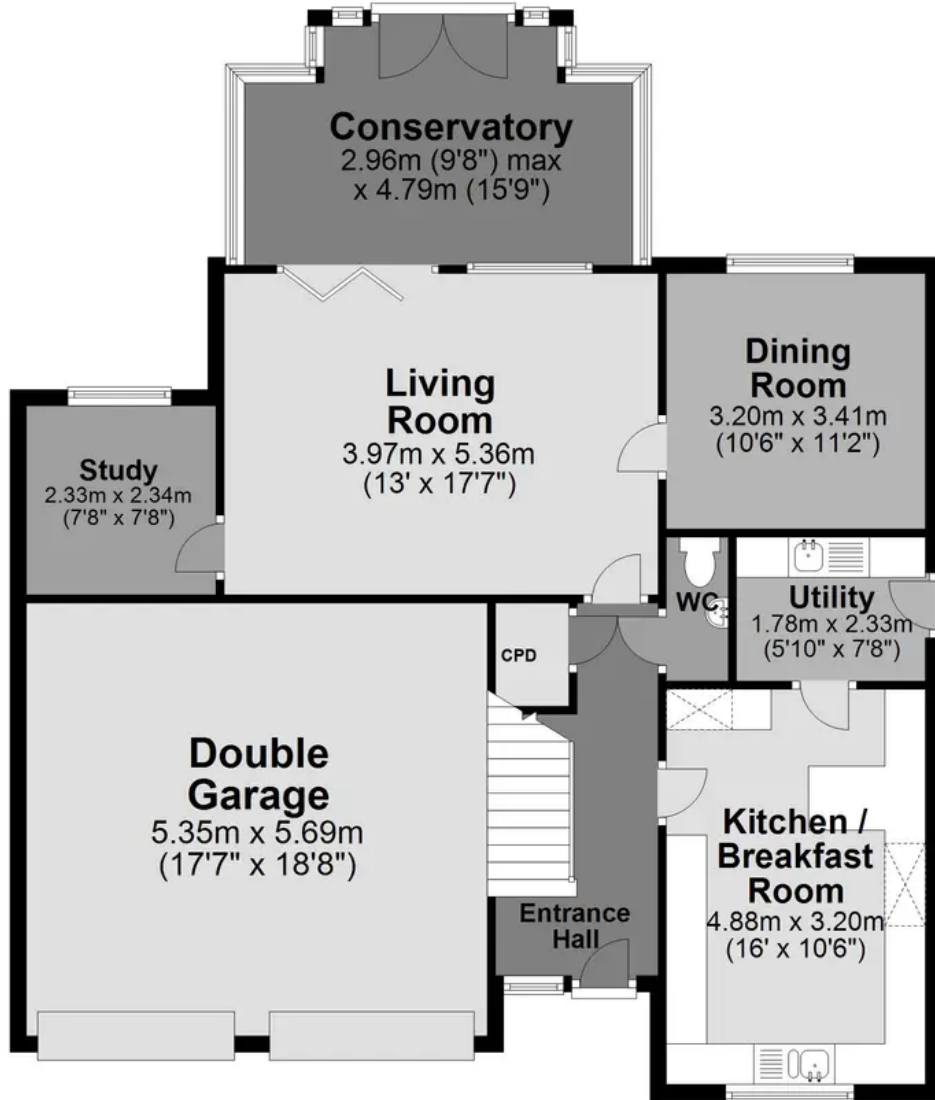
Tenure: Freehold

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



Ground Floor

Approx. 113.6 sq. metres (1222.7 sq. feet)



First Floor

Approx. 91.5 sq. metres (984.7 sq. feet)



Total area: approx. 205.1 sq. metres (2207.4 sq. feet)

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