



**Flax Meadow Lane, Axminster EX13 5FJ**



**welcome to**

## **Flax Meadow Lane, Axminster**

Fox & Sons are delighted to bring to the market this stylish and beautifully presented semi-detached four bedroom home, conveniently situated on the outskirts of the historic market town of Axminster.

### **Entrance Hallway**

Approached by a pathway bordered by established plants hedging with outside light and porch covered uPVC front door with opaque double glazed insert panels, stairs rising to first floor, radiator, ceiling light point

### **Downstairs Cloakroom**

Part panelled walls, hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

### **Sitting Room**

16' 6" x 10' 9" ( 5.03m x 3.28m )

Dual aspect with uPVC double glazed patio doors to rear aspect leading to garden and uPVC double glazed window to front aspect, feature wall mounted electric fireplace set beneath wooden mantle, radiators, ceiling light point

### **Kitchen/Diner**

10' 9" max x 16' 5" max ( 3.28m max x 5.00m max )

Dual aspect with uPVC double glazed patio doors leading to conservatory and uPVC double glazed window to front aspect, fitted with stylish wall and base units with worktop over and tiled splashback, Range style cooker (Stoves) with cooker hood over, integrated dishwasher, stainless steel drainer sink, breakfast bar, space for American style fridge/freezer, under stairs storage cupboard, radiator, spotlights, ceiling light point

### **Conservatory**

9' 7" x 17' 5" ( 2.92m x 5.31m )

uPVC double glazed windows on three sides, uPVC double glazed patio doors leading to garden, radiator, wall light points

### **First Floor Landing**

uPVC double glazed to rear aspect on stairs with

views to countryside beyond, radiator, ceiling light point

### **Master Bedroom**

16' 6" max x 11' 1" ( 5.03m max x 3.38m )

Dual aspect with uPVC double glazed windows to front and rear aspect with views to countryside beyond, radiators, ceiling light point

### **En-Suite**

uPVC double glazed opaque window to front aspect, walk in shower with tiled surround, hand wash basin with tiled splashback, low level WC, heated towel rail, spotlights

### **Bedroom Four**

9' 2" x 10' 7" ( 2.79m x 3.23m )

uPVC double glazed window to rear aspect with views to countryside beyond, radiator, ceiling light point

### **Bathroom**

uPVC double glazed opaque window to front aspect, panel bath with tiled surround, hand wash basin with tiled splashback, low level WC, airing cupboard, heated towel rail, spotlights

### **Second Floor Landing**

Velux window to rear aspect, radiator, ceiling light point

### **Bedroom Two**

12' 6" max x 14' 8" max ( 3.81m max x 4.47m max )

uPVC double glazed window to front aspect, sloped ceiling with Velux window to rear aspect, radiators, ceiling light point

### **Bedroom Three**

14' 8" max x 9' 1" max ( 4.47m max x 2.77m max )





uPVC double glazed window to front aspect, sloped ceiling with Velux window to rear aspect, radiators, ceiling light point

### **Utility**

6' 6" x 4' 8" ( 1.98m x 1.42m )

Sloped ceiling with Velux window to front aspect, base unit with worktop, stainless steel sink, space for washing machine and tumble dryer, spotlights

### **Rear Garden**

Timber fence enclosed decked tiered garden. Outside power point, light and water supply. Paved patio area to one side of garden with flowerbed. To the rear of the garage is an additional parking space and gated side access to the garden

### **Garage**

With up and over garage door, power and lighting



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welcome to

## Flax Meadow Lane, Axminster

- COUNCIL TAX BAND D
- THREE STOREY ACCOMMODATION
- FOUR BEDROOMS
- SPACIOUS LOUNGE & KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: C

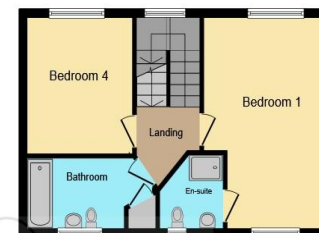
Council Tax Band: D

offers in excess of

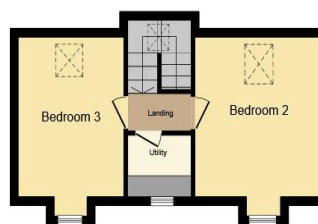
**£359,950**



Ground Floor



First Floor



Second Floor

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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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