

## 31 Elizabeth Road, Seaton, EX12 2DS

Asking Price £374,950 Freehold

- An extended semi detached house
- Three bedrooms
- Dual aspect living room and large conservatory
- Two off road parking spaces
- Spacious, superbly presented accommodation
- Well appointed modern kitchen and separate utility room
- Gas central heating and sealed unit double glazing
- Highly convenient location with direct access to recreation field
- Family bathroom & ground floor shower room
- Stunning enclosed, south facing, good sized level landscaped gardens



# 31 Elizabeth Road, Seaton EX12 2DS

This extended, superbly presented spacious family home is offered for sale for the first time since 1979 and is one of just four properties in Elizabeth Road of this particular design. The extensive accommodation includes on the ground floor a dual aspect living room, contemporary well appointed kitchen, useful separate utility room & modern shower room whilst on the first floor are three bedrooms and a white suite family bathroom.

Outside, a stand out feature of the house are the good sized fully enclosed rear gardens, well stocked with an extensive range of mature specimen shrubs, fruit trees, good sized level lawn, secluded level patio and direct access to the recreation field adjoining the house. To the front are two off road parking spaces and an easy to maintain garden.

In summary, this represents an excellent opportunity to acquire a spacious family home within easy reach of the local primary schools, doctors surgery, town amenities and sea front.



Council Tax Band: C



## ENTRANCE

Front door leading to reception hall. Further door situated at the front of the house with direct access to further hallway area leading to utility room and shower room.

## RECEPTION HALL

Stairs rising to first floor, doors to living room and kitchen

## LIVING ROOM

27'00" x 11'00" max (8.23m x 3.35m max)

A spacious dual aspect room with aspects over both front and rear gardens, fitted gas fire, wall light points, sliding doors to rear garden. Radiator.

## KITCHEN

17'09" x 10'09" max (5.41m x 3.28m max)

Comprehensively fitted with range of modern high gloss units including roll top work surfaces, drawer units, cupboard units, eye level wall units, further airing cupboard with shelving, concealed wall mounted Ideal gas boiler (replaced December 2023), space for cooker, hood over, space for fridge freezer, twin sinks, spot lighting, twin doors to conservatory and sliding door to living room.

## CONSERVATORY

9'10" x 9'01" (3.00m x 2.77m)

With twin doors to outside and vaulted ceiling, fitted blinds, tiled floor.

## UTILITY ROOM

7'00" x 5'09" (2.13m x 1.75m)

Range of storage cupboards, plumbing for washing machine, space for dryer above, ladder style radiator, window to rear. This room is open plan with the hallway and a door leads outside to the rear garden.

## SHOWER ROOM

5'08" x 5'08" (1.73m x 1.73m)

Fitted with modern white suite comprising corner glazed shower with Aquilisa power shower, low level WC inset sink with cupboard below, heated towel rail, Triton body air dryer, spot lighting

## FIRST FLOOR

### LANDING

With hatch to boarded loft with pull down ladder, lighting and insulated. Window to front aspect and radiator.

### BEDROOM ONE

12'02" x 11'00" (3.71m x 3.35m)

With aspect over the rear garden and across open field behind, radiator.

### BEDROOM TWO

11'03" x 7'02" (3.43m x 2.18m)

Aspect over the front of the house, radiator, range of fitted wardrobes with cupboards and drawer units.

### BEDROOM THREE

8'09" x 8'03" (2.67m x 2.51m)

Aspect over the rear garden to field beyond with Axe Cliff in the distance, radiator.

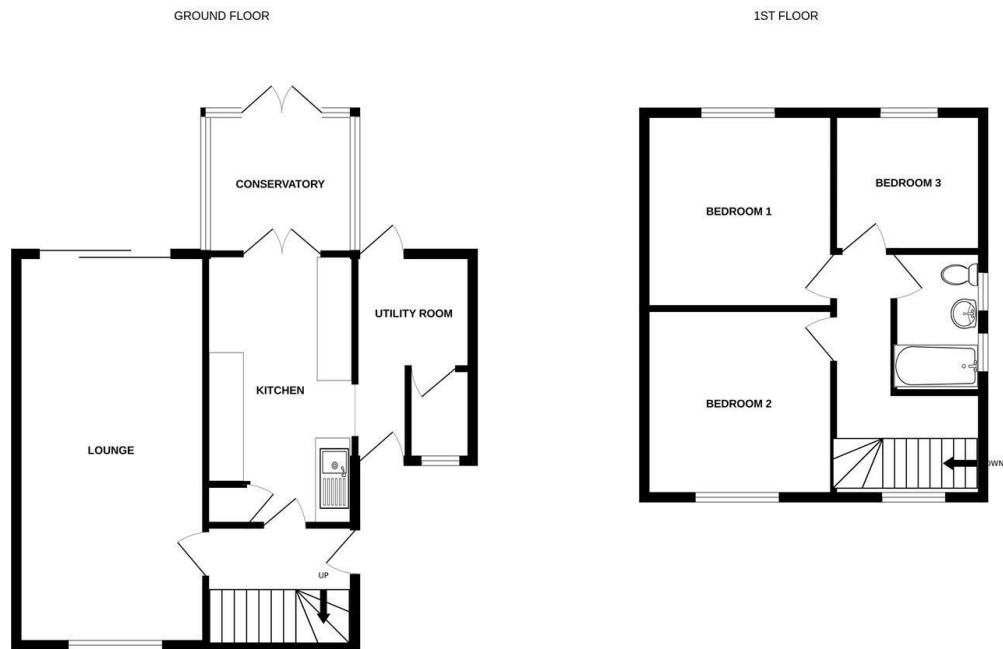
### BATHROOM

Well fitted with white suite comprising 'P' shaped bath & fitted Mira shower, inset WC, inset wash hand basin with range of cupboards below, tiled surrounds, two windows, tiled floor, heated towel rail.

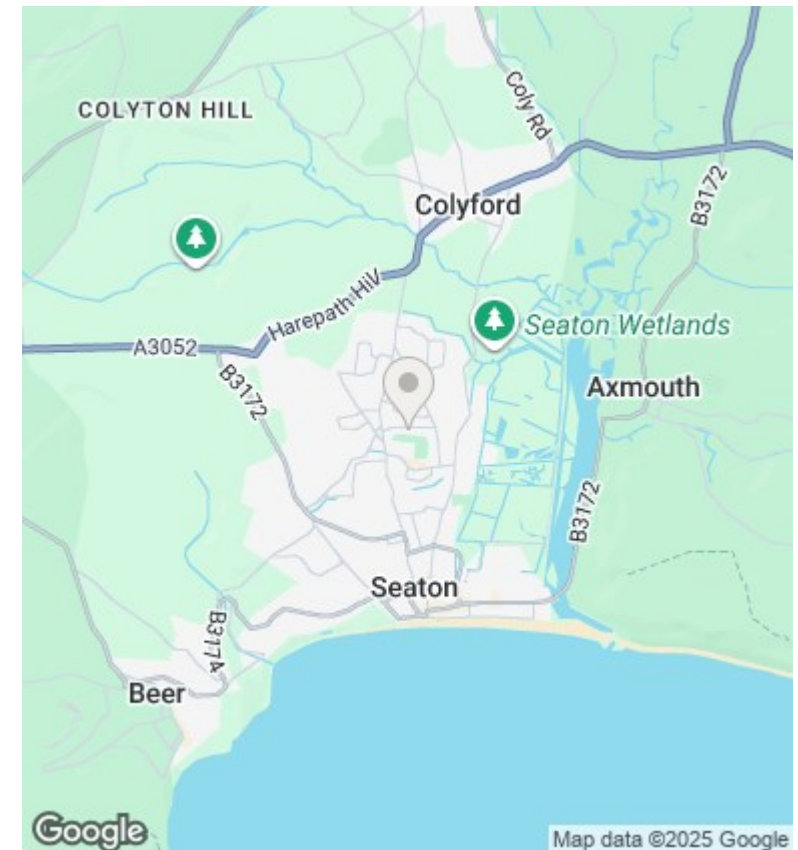
### OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles and an easy to maintain garden area.

To the rear is a stunning, south facing, level landscaped garden which offers a profusion of mature specimen plants, climbing shrubs and small trees. There is a good sized level lawn, an attractive secluded natural stone terrace at the end of the garden and further patio area adjoining the conservatory. A particular feature of the rear garden is the secure gate giving direct access to the field behind. Substantial timber workshop (16'10" x 8'08") with power and light. Potting shed (9'01" x 5'10") and further garden store. Outside lighting, cold water tap, outside electrical points.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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## Directions

## Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		