

2B, Park Lane







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Exeter, Devon, EX4 9HL

Exeter Cathedral (3.5 Miles), Pinhoe Station (0.6 Miles).

A modern detached family home, discreetly positioned at the end of a private drive and enjoying elevated views over open countryside. The property benefits from generous driveway parking, a detached double garage and is offered to the market with no onward chain.

- No onward chain
- Private position with countryside views
- Open plan sitting/dining room
- Two en suite shower rooms
- Freehold
- Modern detached family home
- Kitchen/breakfast room with utility
- Four double bedrooms
- Driveway parking and double garage
- Council tax band: F

Guide Price £675,000

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SITUATION

The property is situated along a quiet lane in Pinhoe, a highly regarded residential area to the east of Exeter city centre. Pinhoe offers a good range of local amenities including a C of E primary school, convenience stores, cafés and restaurants, together with a nearby Sainsbury's supermarket. Exeter provides an excellent range of shopping, leisure and cultural facilities and is well placed for access to the surrounding countryside, with Dartmoor National Park and the East Devon and South Devon coastlines all within easy reach. There are a variety of well-regarded state and private schools for both primary and secondary education in the city and close by.

Communication links are excellent, with the M5 motorway (Junction 29) providing access to London and the Midlands. Exeter has two mainline railway stations, with Exeter St David's offering regular services to London Paddington in approximately two hours. Exeter International Airport provides daily flights to London City Airport and a range of UK and international destinations.

DESCRIPTION

2B Park Lane is an impressive modern detached family home, constructed by the highly regarded local developers Heritage Homes and occupied by the current owners since new. The house is discreetly positioned at the end of a quiet private drive, offering a high degree of privacy while remaining conveniently located for access to Exeter city centre and the M5 motorway network.

The property is particularly well balanced, providing light and spacious accommodation throughout, complemented by attractive landscaped gardens and far-reaching countryside views to the rear towards the Killerton Estate and the Blackdown Hills.













ACCOMMODATION

The front door opens into a welcoming and spacious entrance hall with staircase rising to the first floor and access to a ground floor cloakroom. Double glazed doors lead from the hall into a generous open plan sitting and dining room, enjoying a triple aspect and French doors opening onto the garden. The room features a gas-fired woodburner-style stove set within a Minster-style fireplace, creating an attractive focal point. To the opposite side of the hall is an impressive open plan kitchen/breakfast room, fitted with a well-presented range of base, wall and drawer units with granite work surfaces over, together with a range of integrated appliances. A door leads through to a useful utility room providing additional storage and appliance space.

On the first floor, a spacious landing gives access to an airing cupboard and four well-proportioned double bedrooms. Two bedrooms benefit from en suite shower rooms, while the remaining bedrooms are served by a modern family bathroom. The rear-facing bedrooms enjoy delightful elevated views across the surrounding countryside.

OUTSIDE

A short section of shared driveway serving numbers 2, 2A and 2B leads to a private driveway providing parking for several vehicles and access to a detached double garage.

The gardens are a particular feature of the property and have been attractively landscaped with a wide variety of mature plants and shrubs. To the front of the house is a secluded paved seating area, ideal for outdoor dining, while to the rear a further patio enjoys open views across the garden and countryside beyond, providing a wonderful setting for entertaining and relaxation.

SERVICS

Utilities: Mains electric, mains gas, mains water, telephone and broadband
Drainage: Mains drainage
Heating: Gas central heating. Boiler renewed within the last two years.
Tenure: Freehold
EPC: C(79)
Council tax band: F
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

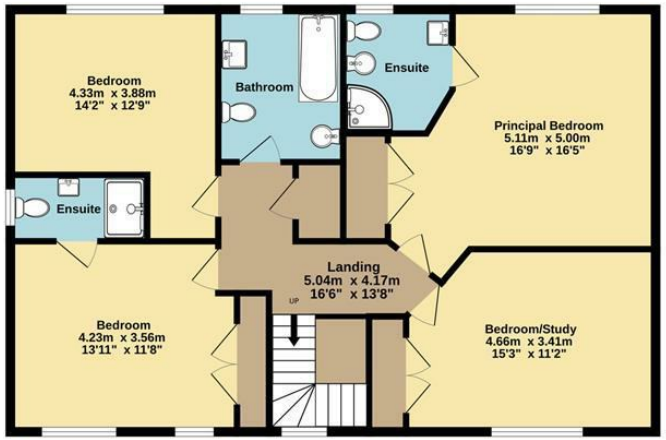
AGENTS NOTE

Please be aware there are a number of restrictive covenants. Speak to agents for further details.

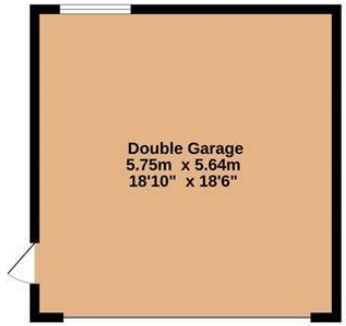
Ground Floor
96.4 sq.m. (1037 sq.ft.) approx.



1st Floor
94.9 sq.m. (1022 sq.ft.) approx.



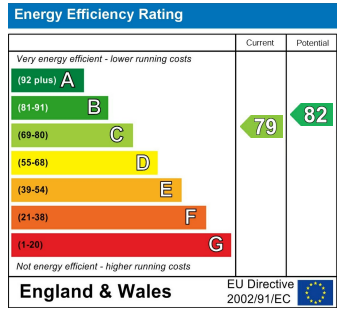
Garage
32.5 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 223.7 sq.m. (2408 sq.ft.) approx.

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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