



Guide Price £1,600,000

10 Regency Drive, Exeter, EX2 7SN



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Stunning five bedroom home of approximately 3000 sq. ft. located in an exclusive gated development backing onto Exeter Golf and Country Club. The property benefits from a large South West facing rear garden, double garage and ample parking for four cars.

**Large Open Plan Kitchen/Dining/Family Room, Sitting Room,
Utility Room, Cloakroom
5 Bedrooms - 3 En-Suite
Generous Family Bathroom
Balcony With Views Over The Golf Course
South West Facing Rear Garden
Ample Parking For 4 Cars
Double Garage**

An exceptional detached family home in a striking contemporary style and design, by award winning Heritage Homes, at the edge of Exeter Golf and Country Club.

Built to a top of the range and acclaimed Heritage specification, this energy 'A' rated property has been built with a contemporary design and has to be viewed to fully appreciate the fabulous living space.

The property benefits from a solar-photo-voltaic system with Eddi solar power diverter, underfloor heating to the ground floor, a stunning kitchen with luxury fitted appliances and contemporary bathroom suites.

LOCATION The property is just a stone's throw from Exeter Golf and Country Club and conveniently placed, being within walking distance of Newcourt railway station. It is within easy access to the city centre, junction 30, all major transport links, regular bus services and a level cycle route.

COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED SIDE PANEL Leading through to:-

RECEPTION HALLWAY Stairs leading to the first floor. Tiled floor with underfloor heating. Large pivot glazed door leading through to the open plan kitchen/dining room. Doors leading off to:-

CLOAKROOM Enclosed flush low level W.C. Wash hand basin with cupboards under with mixer tap in tiled surround. Tiled floor with underfloor heating. Downlighters. Extractor fan.

SITTING ROOM 20' 7" (6.27m) x 14' (4.27m)

Double glazed windows to the front. Glazed double doors leading through to:-

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 3 7' 8" (11.48m) x 22' 11" (6.98m) A large and impressive open plan room comprising:-

KITCHEN AREA Quartz worktop surfaces with matching upstands. Large central island unit with a raised breakfast bar. Inset 1½ bowl grooved drainer with hot water tap. Five ring induction gas hob with extractor over and underlighting. White gloss fronted cupboards with drawers under. Integrated dishwasher. Further wall of storage units with two built-in Bosch ovens and built-in microwave with plate warmer below. Integrated larder fridge freezer. Downlighters throughout. Double glazed window to the rear. Tiled floor with underfloor heating. Sliding door through the inner hallway. Double glazed sliding doors leading out to the garden.

DINING/FAMILY AREA Tiled floor throughout with underfloor heating. Cylindrical glass fronted woodburner (can be changed to a gas fire). Downlighters. Double glazed window to the side. Double glazed sliding patio doors leading out onto the rear garden.

INNER HALLWAY Tiled floor with underfloor heating. Downlighters. Built-in airing cupboard housing the mains pressure hot water cylinder. Door to the garage. Door leading to the garage. Door to:-

UTILITY ROOM 9' (2.74m) x 5' 5" (1.65m)

Worktop surface with matching upstand with cupboards under. Space for washing machine and tumble dryer. Wall mounted cupboards. Opaque double glazed door leading out onto the rear garden. Tiled floor with underfloor heating. Downlighters.

FIRST FLOOR LANDING

Generous landing with a large double glazed window to the front. Downlighters. Radiator. Built-in airing cupboard with shelving and downlighters. Doors leading off to:-

MASTER BEDROOM 21' 8" (6.60m) x 14' (4.27m)

Double glazed window to the front. Double glazed door leading out onto the balcony with views over the golf course. Downlighters. Radiator. Double glazed door leading out to the:-

BALCONY 22' (6.71m) x 11' (3.35m) with views over Exeter Golf and Country Club. Glass and stainless steel balustrade.

WALK-IN ELFA FITTED WARDROBE Downlighters. Door leading through to:-

EN-SUITE BATHROOM 10' 5" (3.17m) x 8' 9" (2.67m)

Freestanding bath with central mixer tap and shower attachment. "Smart" low level W.C. Walk-in shower cubicle in full tiled surround with twin rainhead shower. Wash hand basin with mixer tap in tiled splashback with cupboards under. Opaque double glazed window to the side. Downlighters. Extractor fan. Tiled floor. Chrome rung radiator. Underfloor heating.

BEDROOM 2 13' 9" (4.19m) x 13' 4" (4.06m)

Double glazed window to the rear with views over the golf course. Downlighters. Radiator. Walk-in Elfa fitted wardrobe. Door to:-

EN-SUITE SHOWER ROOM 9' 7" (2.92m) x 6' (1.83m)

Large walk-in shower cubicle with twin headed shower in full tiled surround with glass screen. Enclosed flush low level W.C. Twin wash hand basins with mixer taps in tiled surround and cupboards under. Tiled floor with underfloor heating. Chrome rung radiator. Extractor fan. Downlighters. Opaque double glazed window to the rear.

BEDROOM 3 14' (4.27m) x 12' (3.66m)

Two double glazed window to the front. Downlighters. Radiator. Built-in double Elfa fitted wardrobe. Door to:-

EN-SUITE SHOWER ROOM 8' 9" (2.67m) x 5' 5" (1.65m)

Large walk-in shower cubicle with built-in shower in full tiled surround and enclosed glass screen. Wash hand basin with mixer tap in full tiled surround. Cupboards under. Enclosed flush low level W.C. Opaque double glazed window to the side. Chrome rung radiator. Tiled floor with underfloor heating. Downlighters. Extractor fan. Shaved point. Fitted mirrored medicine cabinet with back lighting.





Energy Efficiency Rating

Very energy efficient - lower running costs

The diagram shows a horizontal bar chart representing the Energy Efficiency Rating scale from A to G. The bars are color-coded and labeled with their corresponding score ranges and efficiency levels. The scale is as follows:

Rating	Score Range	Efficiency Level
A	92 plus	Very energy efficient
B	81-91	Very energy efficient
C	69-80	Very energy efficient
D	55-68	Very energy efficient
E	39-54	Very energy efficient
F	21-38	Very energy efficient
G	1-20	Not energy efficient

Not energy efficient - higher running costs

Current	Potential
92	92



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