





**Guide Price £1,600,000** 

10 Regency Drive, Exeter, EX2 7SN



01395 265530







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 thoughout 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 runged 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. Walkin 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 runged 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 runged radiator. Tiled floor with underfloor heating. Downlighters. Extractor fan. Shaved point. Fitted mirrored medicine cabinet with back lighting.











## BEDROOM 4 14' 9" (4.50m) x 12' 5" (3.78m)

Double glazed window to the front. Radiator. Downlighters. Built-in Elfa fitted double wardrobe.

## BEDROOM 5 10' 3" (3.12m) x 8' 8" (2.64m)

Double glazed double doors leading out onto the **BALCONY.** Radiator.

## FAMILY BATHROOM 9' 3" (2.82m) x 8' 11" (2.72m)

Freestanding bath with central mixer tap and shower attachment. Enclosed flush low level W.C. Wash hand basin with mixer tap in tiled splashback. Cupboards under. Large built-in shower cubicle with built-in shower and enclosed glass screen. Tiled floor with underfloor heating. Opaue double glazed window to the front. Downlighters. Extractor fan. Fitted double mirrored medicine cabinet with back lighting. Shaver point.

**OUTSIDE FRONT** To the front of the house is a large remote controlled communal gated entrance leading onto the shared driveway and then onto:-

**PRIVATE BLOCK PAVED DRIVE** Ample parking for 4 cars. Area of lawned garden. Paved pathway leading to the front door. Access either side of the property leading to:-

**REAR** Facing in a South West direction, the garden benefits from a large paved patio which leads out onto a level lawned garden, fully enclosed with hedge and fencing.

## DOUBLE GARAGE 20' 5" (6.22m) x 17' 10" (5.44m)

Remote controlled roller up and over door. Power and light. Painted floor.

**DIRECTIONS** From Exeter take Topsham Road to Countess Wear roundabout. Turn left onto the ring road and take right-hand lane. Turn first right into Old Rydon Lane. After a short distance turn right into Holland Park, continue str

property can be found on the right hand side. what3words///wishes.plank.remote

TOTAL FLOOR AREA: 3067 sq.ft. (284.9 sq.m.) 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.

Made with Metropix ©2024



Telephone: 01395 265530

Email: exmouth@hallandscott.co.uk

Website: www.hallandscott.co.uk

Address: Unit 2, Pierhead, Exmouth, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

