



Hillcot Lodge Hill, Exeter, EX4 4AB
Guide Price £750,000 to £775,000

Guide Price £750,000 to £775,000 - Welcome to this stunning 4/5 bedroom detached chalet bungalow nestled in the sought-after location of Lodge Hill, Exeter. This property offers a peaceful and elevated setting in Duryard, providing a tranquil escape from the hustle and bustle of everyday life.

As you step inside, you are greeted by a spacious open-plan lounge/kitchen/dining room that is perfect for hosting gatherings and creating lasting memories with your loved ones.

With five bedrooms on offer, there is ample space for a growing family or for those who enjoy having extra rooms for guests or hobbies. The additional living or bedroom area on the first floor adds a unique touch to this charming property, providing flexibility to suit your needs.

One bathroom and an additional toilet ensures convenience for daily routines, while the large private garden is a true gem of this home. The feature raised decking, complete with a pergola and outside kitchen featuring a pizza oven, is ideal for al fresco dining and enjoying the outdoors in style.

This property is a rare find with no onward chain, offering you the opportunity to make it your own without any delays. Additionally, there is a secure garage that is currently used as a home office with air conditioning and power. There is also plenty of parking available on the private driveway.

Don't miss out on the chance to own a piece of paradise in Exeter's prestigious Lodge Hill.



Entry Hall

A dual aspect room with a solid door to the front aspect, a double glazed window to the front and side aspect, tiled floor, storage cupboard, door to,

Open-plan Lounge/Kitchen/Dining Room

Lounge area

Double glazed window to the front aspect, oak flooring, radiator, feature log burner, French doors to the hallway

Kitchen/Dining area

A range of matching floor and wall mounted kitchen units with a wooden worktop and drawer units, integral double oven, inset induction hob, inset sink, integral dishwasher, space for fridge/freezer, double glazed French doors to the garden, breakfast bar with stools under, space for dining table, double glazed window to the rear aspect, radiator, built in storage and shelving.

Inner Hallway/ study area

Double glazed French doors to the front aspect, oak flooring, radiator, space for desk and chair, stairs to the first floor, storage units and shelving.

Bedroom 1

Double glazed window to the front aspect, radiator, built in wardrobe,

Bathroom

A bath with shower over, a low level w/c, a wash hand basin, double glazed window to the rear aspect, radiator,

Bedroom 3

Double glazed French doors to the side aspect, radiator, built in wardrobe,

Bedroom 2

Double glazed window to the side aspect, radiator, built in wardrobe.

Bedroom 4/ Living area

Double glazed window to the front aspect aspect with stunning views, radiator, storage under the eaves, door to,



Dressing Room

Window to the rear aspect, radiator, doors to,

W/C

A low level w/c,

Bedroom 5

Window to the rear aspect, radiator, storage under the eaves, sink,

Driveway and Home Office

The property is accessed via a private driveway which opens up on to a parking area with room for several large cars. There is the detached Home office (previously a garage and could be converted back) with air conditioning, wifi and power.

Gardens

The property is surrounded by large lawn terraced gardens, with the top garden hosting the feature decking area and outside kitchen along with the pizza oven. There is a lower tier with a summer house and vegetable patch. On the other side of the house is a further private garden and feature decking area.

Agents Notes

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1501.13 ft²

Reduced headroom

90.2 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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