

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

FRANCIS LOUIS
Residential

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 openplan 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.

### Bedroom1

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**

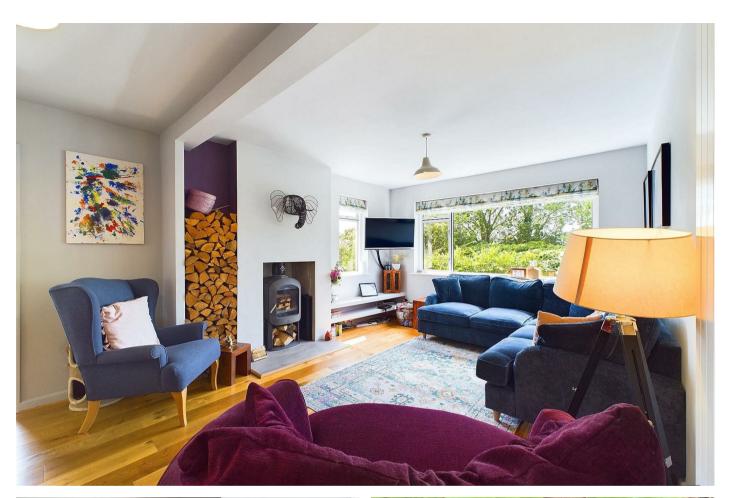
Double glazed French doors to the side aspect, radiator, built in wardrobe,

#### 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**





### Approximate total area<sup>®</sup>

1501.13 ft<sup>2</sup>

Reduced headroom

90.2 ft<sup>2</sup>

(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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Floor 1











