



3 Blackhorse Orchard, Blackhorse Lane, Exeter, EX5 2AR  
Price Guide £775,000



We are delighted to present the final home available within this exclusive private gated development of just three high-end detached bungalows. Finished to an exceptional standard, this brand-new four-bedroom property offers the perfect blend of modern design, energy efficiency and luxurious comfort.

At the heart of the home is an expansive open-plan kitchen, dining and living space, complete with a feature island and bi-folding doors that open directly onto the large private garden. This seamless connection between indoor and outdoor living makes it ideal for both entertaining and relaxed family life. The spacious lounge provides a welcoming retreat, while the principal bedroom benefits from its own en-suite shower room. Three further bedrooms and a beautifully appointed family bathroom ensure the home is as practical as it is stylish.

The layout has been thoughtfully designed to include a separate utility room and a large garage, providing additional convenience and storage. Outside, the generous landscaped gardens create a peaceful and private setting with plenty of space to enjoy the outdoors.

Energy-efficient features such as underfloor heating and solar panels enhance the comfort and sustainability of the property, while a 10-year warranty offers complete peace of mind.

This is the only remaining home in this sought-after development and it is now ready for immediate occupation.

For further details or to arrange a viewing, please contact our team today.





## Overview

This is the final home remaining within an exclusive private gated development of just three detached bungalows. Completed to an exceptional standard and ready to move into immediately, this brand-new four-bedroom property offers a rare opportunity to enjoy high-quality single-storey living in a peaceful and private setting.

## Living Spaces

At the centre of the home is a striking open-plan kitchen, dining and living area measuring over 25 feet in length. Bi-folding doors flood the room with natural light and open directly onto the landscaped garden, creating a seamless connection between indoor and outdoor living. The lounge area features a contemporary inset fireplace, providing a stylish focal point for family gatherings or entertaining.

## Kitchen

The bespoke kitchen has been designed with both elegance and practicality in mind. It includes:

A central island with breakfast bar seating

High-quality units with ample storage

Quartz worktops

Integrated AEG appliances including ovens, hob and wine cooler

Feature pendant lighting to complement the space

## Bedrooms and Bathrooms

The home offers four generously proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while a beautifully appointed family bathroom serves the remaining bedrooms. Both bathrooms feature contemporary fixtures, tiled finishes and underfloor heating for added comfort.





## Utility Room and Garage

A separate utility room provides additional storage and laundry space, with direct access to the garden and the large garage. The garage itself offers parking for a vehicle and further storage for bikes, tools or garden equipment.

## Outdoor Space

The property is set within a large landscaped garden bordered by timber fencing and mature trees. A full-width terrace provides an ideal area for al fresco dining, while the extensive lawn offers plenty of space for children, pets or simply enjoying the outdoors in peace and privacy.

## Energy Efficiency and Sustainability

These modern bungalows are designed with sustainability in mind. Each property is equipped with 4kW solar panels, supported by a 4kW inverter and a storage battery to maximize energy efficiency. This system helps reduce environmental impact while lowering energy costs, providing a sustainable and cost-effective solution for the home. Additionally, underfloor heating throughout the property adds an extra layer of comfort, ensuring that the home is warm and inviting year-round. These features combine to make the home both energy-efficient and environmentally friendly.

## Warranty

To give you peace of mind, all homes come with a 10-year warranty, ensuring that your investment is fully protected.

## Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The









**Approximate total area<sup>(1)</sup>**  
1485 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

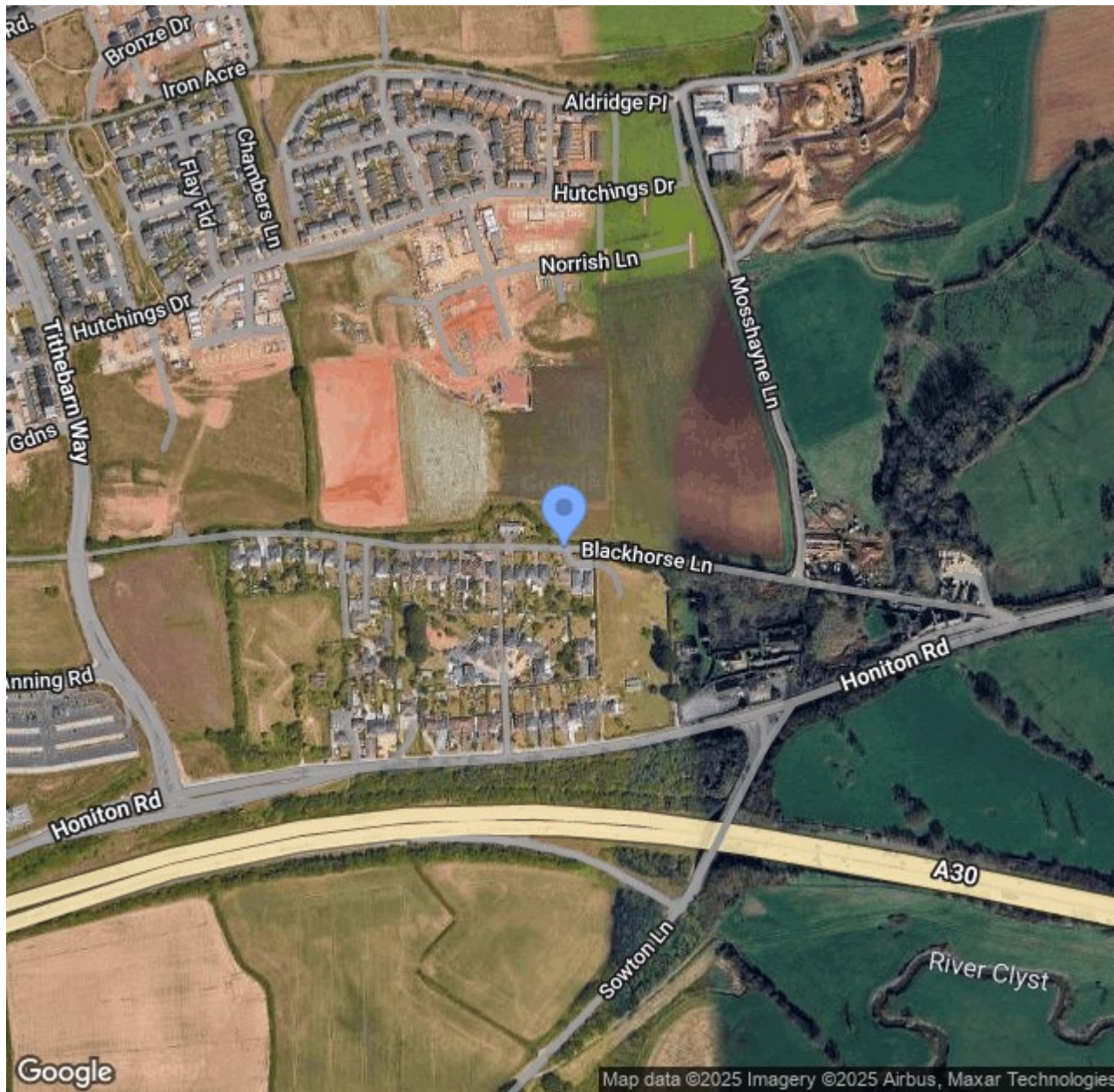




photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.







Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG  
t. 01392 243077 | e. [info@francisloUIS.co.uk](mailto:info@francisloUIS.co.uk) | [www.propertysoftwaregroup.com](http://www.propertysoftwaregroup.com)