



RE/MAX

PROPERTY HUB



Orchard Rise Pinn Hill, Exeter, EX1 3TQ

Guide price £750,000

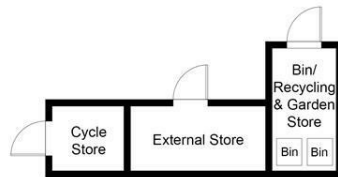
Situated in the highly sought after northern suburb of Exeter, Pinhoe, Orchard Rise is an exquisite and individually designed, four bedroom, two en-suite detached family home that is currently under construction and due to be complete by the end of October 2024.

The property provides every aspect of a perfectly flowing layout, with high quality finishes and fittings throughout. From the comfortable living room with feature log burner, to the separate utility room and large modern kitchen/dining area with bi-fold doors leading onto a private patio, with space to enjoy al fresco dining.

A feature staircase leads to the vaulted first floor, with electronic roof windows and a light and airy landing. The primary bedroom provides an en-suite with a walk in shower, a separate dressing room and sweeping views of the Devon countryside.

The property has been designed to maximise energy efficiency with high performance insulation, photovoltaic panels, air source heat pump, mechanical ventilation with heat recovery (MVHR) and underfloor heating and LED lighting throughout.

Floor Plan



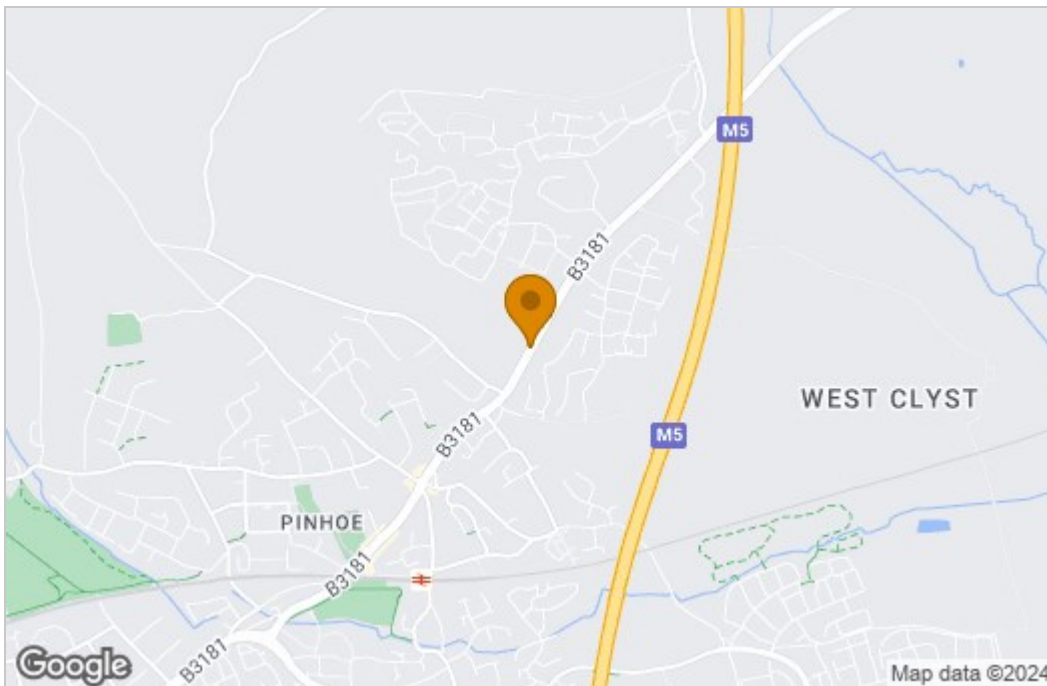
GROUND FLOOR PLAN

FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Area Map

Energy Efficiency Graph



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