



2 Kingfisher Close, Newton St. Cyres, EX5 5DH

Guide Price **£645,000**

2 Kingfisher Close

Newton St. Cyres, Exeter

- Superb executive style home
- Small prestigious development built in 2018
- Very desirable village location
- Less than 5 miles from Exeter
- 4 Double bedrooms
- Master bedroom with ensuite
- Garden room conversion
- Parking for 3 vehicles
- Spacious open plan kitchen/diner
- Lounge with bifold doors and wood burner

Built in 2018, Kingfisher Close was immediately a highly sought after development set in the popular village of Newton St Cyres less than 5 miles from Exeter. The home has spacious and open plan living with 4 double bedrooms, parking and a lovely enclosed garden. Newton St Cyres is one of the more popular villages surrounding Exeter, full of charm and character and the ever popular Beer Engine pub. Public transport by train and bus are all within a short walk.

The large open plan kitchen diner is a great open space for relaxing, dining and entertaining. The kitchen units are a white gloss with composite worktops with an array of integrated appliances including a fridge/freezer, dishwasher, wine fridge and double eye level oven and microwave above. The dining area has doors out to the garden and the tiled flooring extends out to the spacious hallway.





There is a utility area with integrated washing machine and space for tumble dryer, a WC and sink. The lounge is a great place to relax and the feeling of space is amplified with the bank of bifold doors opening up to the garden. The woodburning stove gives a cosy feel. Upstairs there are 2 large double bedrooms to the front overlooking the green. The master has an ensuite shower room with WC and sink. There are two further doubles to the rear with views over the garden and the family bathroom has a white suite bath with shower over, WC and sink. There is gas central heating with underfloor heating on the ground floor and radiators on the 1st floor and uPVC double glazing.

Outside to the front is a lawned area with shrub borders and a paved parking area to the side accommodating 3 vehicles. Half of the garage has been converted to a studio/garden office giving a good storage area to the front with up and over door, power and light. The garden room has been fully insulated and sound proofed with electric heating giving a perfect space to utilise all year round. The garden has a patio area perfect for outdoor dining and BBQs and the rest is laid to lawn.

Please see the floorplan for room sizes.

Current Council Tax: Band E - MDDC 25/26 - £3025.19

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold



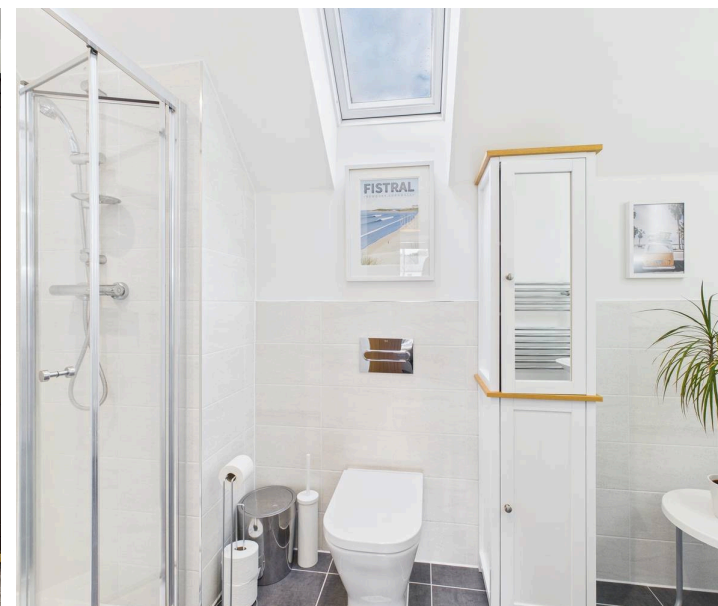
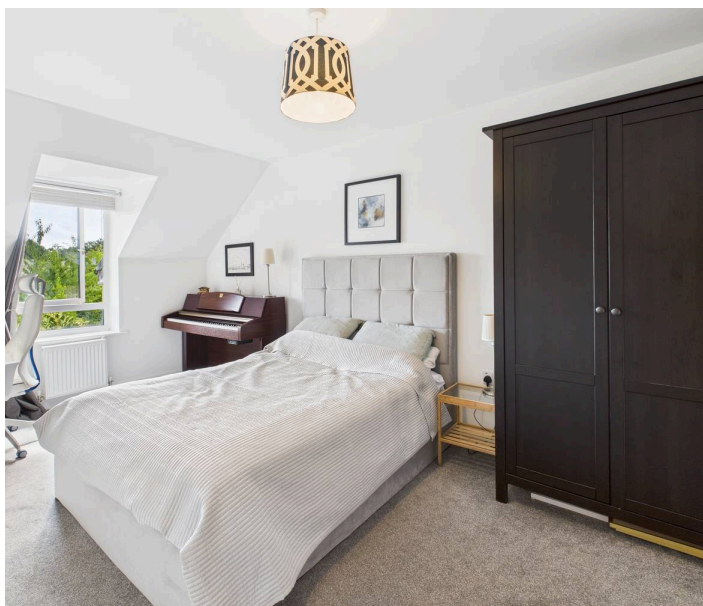
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

NEWTON ST CYRES is a favoured location for those seeking a village setting with easy access to both Crediton (3 miles) and Exeter (5 miles) via the A377. For non-drivers, or those wanting to rely less on a car, frequent buses and trains serve both these towns. The centre of the village is formed by thatched cottages many of which are clustered around the pretty ford with its cobbled bridge and is a designated Conservation Area. There are plenty of options to keep busy in and around the village. The Newton St Cyres Arboretum features a huge collection of trees and shrubs, is dog friendly, and a super place for a walk. Access to the arboretum is through the churchyard of the Parish Church of St Cyr and Julitta, a thirteenth century building overlooking the village. There are also several eateries to explore, including The Beer Engine; a renowned real ale micro-brewery equally famed for its good food. This pub is also near the village recreation ground home to the Woodbury & Newton St Cyres cricket teams and Newton St Cyres FC. Not far from the cricket ground is the recently built primary school (OFSTED Good) which also provides wraparound care open to all nursery and school aged children. The school's personal development and early years care is OFSTED Outstanding.

DIRECTIONS : At Newton St Cyres take Station Road towards the village, take the 2nd right turn onto Kingfisher Close and number 2 can be found to the left.

For Sat Nav: EX5 5DH

What3Words: [///exact.flagging.compil](https://www.what3words.com/exact-flagging-compil)





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

137.8 m²

Reduced headroom

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.