



4 Dukes Walk



# 4 Dukes Walk

Exeter, EX2 7FQ

Exeter 4.1 miles. M5 2 miles

A beautifully presented 4 bedroom contemporary house located in the award winning prestigious development of Newcourt.

- Detached family home
- Hi-specification kitchen with integrated appliances
- Double garage
- CTB - G
- Dining room with tri-fold doors opening onto the rear garden & patio
- Landscaped gardens
- EPC rated - A
- Freehold

Offers In The Region Of £825,000

## DESCRIPTION

A beautifully presented four bedroom versatile open plan detached family home constructed by the highly regarded home builder Heritage Homes. The property offers high quality contemporary accommodation with outstanding eco-credentials along with underfloor heating and PV panels. The property occupies a generous and private position at the end of a private entranceway.

## SITUATION

This stunning four bedroom property is situated in the Newcourt development within a short distance of David Lloyd, the Exeter Golf and Country Club, the popular estuary town of Topsham, and the Exe Estuary. Exeter's city centre boasts a wide range of sporting and leisure facilities, excellent dining, shopping, museum, theatre and sporting and recreational pursuits. The property is ideally situated for both local and public schooling. The Royal Devon & Exeter and Nuffield Hospitals are situated nearby. Exeter has two mainline railway stations to Paddington and Waterloo with a branch line into Exeter from Newcourt Station.



## ACCOMMODATION

This stunning and versatile property of 170sqm2 is well presented throughout offering bright, modern and spacious accommodation throughout.

In brief the accommodation comprises entrance hall with statement staircase to the first floor, cloakroom, living room featuring a living flame effect stove, dining area with tri-folding doors opening onto the rear garden creating a seamless transition from inside to out, utility room and a contemporary kitchen with integrated appliances and extensive range of soft close cupboards and drawers.

The first floor accommodation comprises four generous bedrooms, family bathroom with walk in shower and stand alone bath, and a generous ensuite which accompanies the master bedroom. A further feature worthy of note is plentiful storage, with fitted wardrobes in three of the four bedrooms.

## GARDENS AND GARAGING

The property is approached via a block paved driveway offering ample off road parking, access to a detached double garage and a gate with a pathway around to the side and south facing gardens. The spacious double garage features an electric up & over door, lighting, power and a courtesy door offering access to the rear garden. Fitted kitchen units are situated to the rear of the garage offering further storage options. The rear garden has been professionally landscaped offering a Mediterranean style garden with mature shrubs and flowers, a lawn and an area of patio providing a pleasant seating area from which to enjoy the garden. Further features include outside lighting which services the front of the property as well as the patio and an outside tap.

## SERVICES

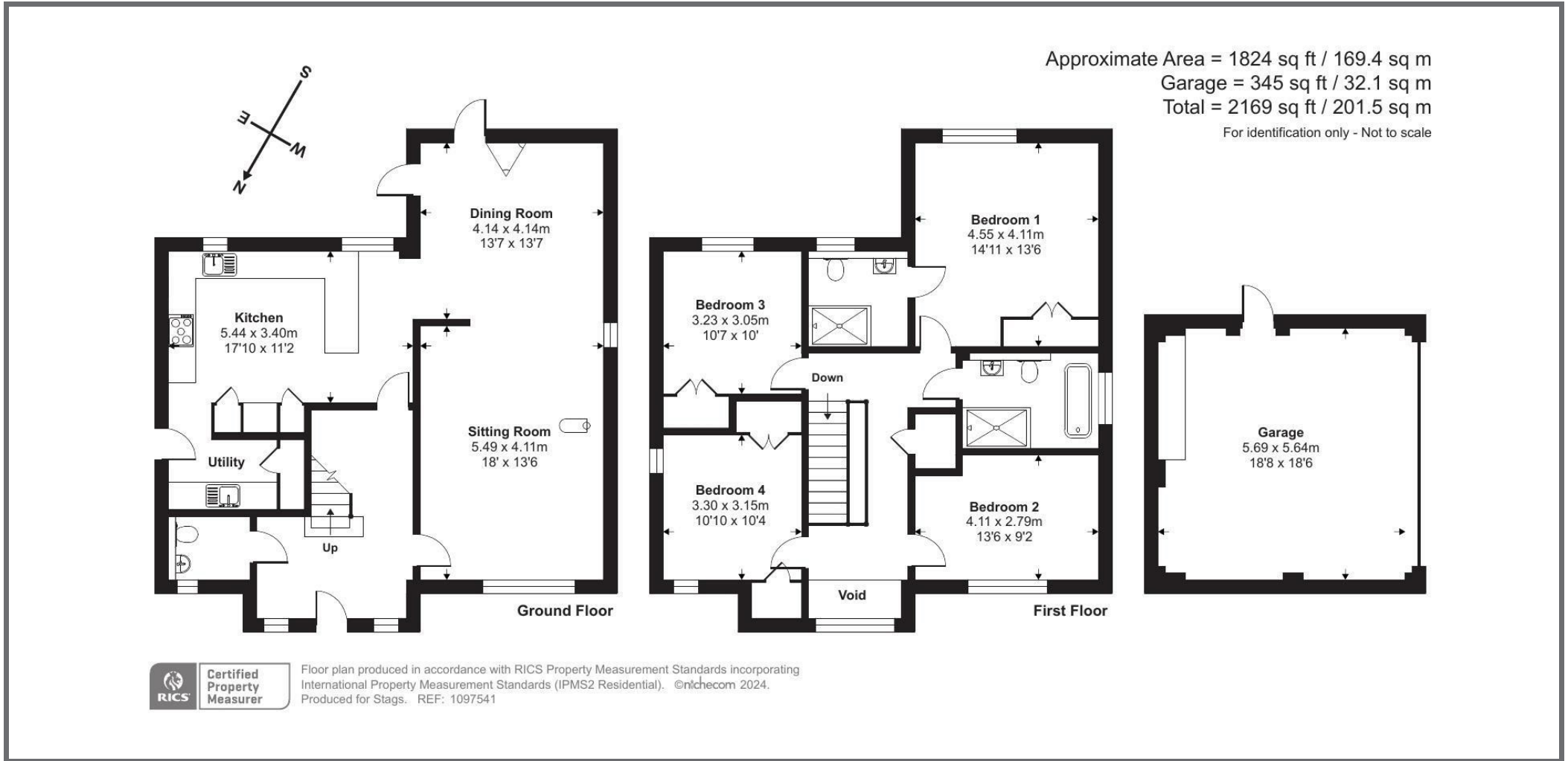
Mains drainage, gas, electricity and water. Ultra fast fibre. Under floor down stairs gas central heating. Triple glazed windows.

## DIRECTIONS

From Exeter take Topsham Road to Countess Wear roundabout. Turn left onto the ring road and take right-hand lane. Turn first right into Old Rydon Lane. After a short distance turn right into Newcourt Drive. Dukes Walk will be on your left.



These particulars are a guide only and should not be relied upon for any purpose.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 100                     | 100       |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (54-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202