



2 LUCOMBE GARDENS

Exeter, Devon



AN IMPRESSIVE 4090 SQ FT MODERN FIVE BEDROOM FAMILY HOME

Located on the edge of the city on a private development with easy access to local shops and the centre, outstanding finish throughout and being sold with no onward chain.

Summary of accommodation

Ground Floor: Sitting room | Dining room | Kitchen | Study | Utility | Garage

First Floor: Principal Bedroom with en suite and walk in wardrobe | Bedroom with en suite
Bedroom three | Bedroom four | Bedroom five | Family bathroom

Distances: Exeter Cathedral 3.9 miles. Exeter Airport 4.3 miles, Exeter St David's 5.0 miles
(All distances are approximate)

Guide price: £1,450,000



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The front door opens into an impressive entrance hall with a wide Oak contemporary style staircase rising to the first floor where there is a galleried landing. The main feature of the house is a stunning open plan kitchen/family/dining room with bi-fold doors leading out to the garden. The kitchen has been designed by Ralph Winters with Stylish Scandinavian cabinets, remote controlled channel lighting and Neff full height Fridge-Freezer, oven, microwave combi, warming drawer, coffee machine, dishwasher and wine cabinet appliances built in. There is a utility room which has been fitted with the same worktops to match the kitchen, allowing a perfect flow throughout the ground floor, and there is a useful study, WC and plant room.

On this floor is a good-sized sitting room overlooking the garden with French doors.

The first floor offers five sizeable bedrooms, one of which has an en-suite, and a family bathroom, the principal bedroom boasts a luxurious walk-in wardrobe and ensuite bathroom. Four of the bedrooms have vaulted ceilings with double height windows allowing light to pour into the bedrooms.

OUTSIDE

From the gated entrance the driveway is lined with trees offering a picturesque approach to the property, there is ample parking on the driveway and a double garage with direct access into the ground floor. A paved pathway leads around to the landscaped garden to the rear where there is a large patio for outside dining beyond an area of lawn and above this a further area of lawn with lovely views towards distant countryside.





SITUATION

Exeter’s historic Quay, the River Exe and surrounding countryside are a short drive from the property. Exeter is uniquely placed to enjoy all that the surrounding area has to offer with Dartmoor and many miles of fantastic coastline being within easy reach. There are a variety of excellent state and private schools for both primary and secondary level in Exeter including; St Leonard’s Primary School, Exeter School, Maynard’s and the Cathedral School. The M5 motorway network, providing links to London and the Midlands, is to the east of the city. Exeter has two mainline railway stations, with Exeter St David’s offering regular services to London Paddington in approximately 2 hours. Exeter International Airport provides daily flights to London City Airport as well as a range of UK and international destinations.

PROPERTY INFORMATION

Services: Mains drainage, water and electricity. Underfloor heating throughout, Air source heat pump.

Tenure: Freehold

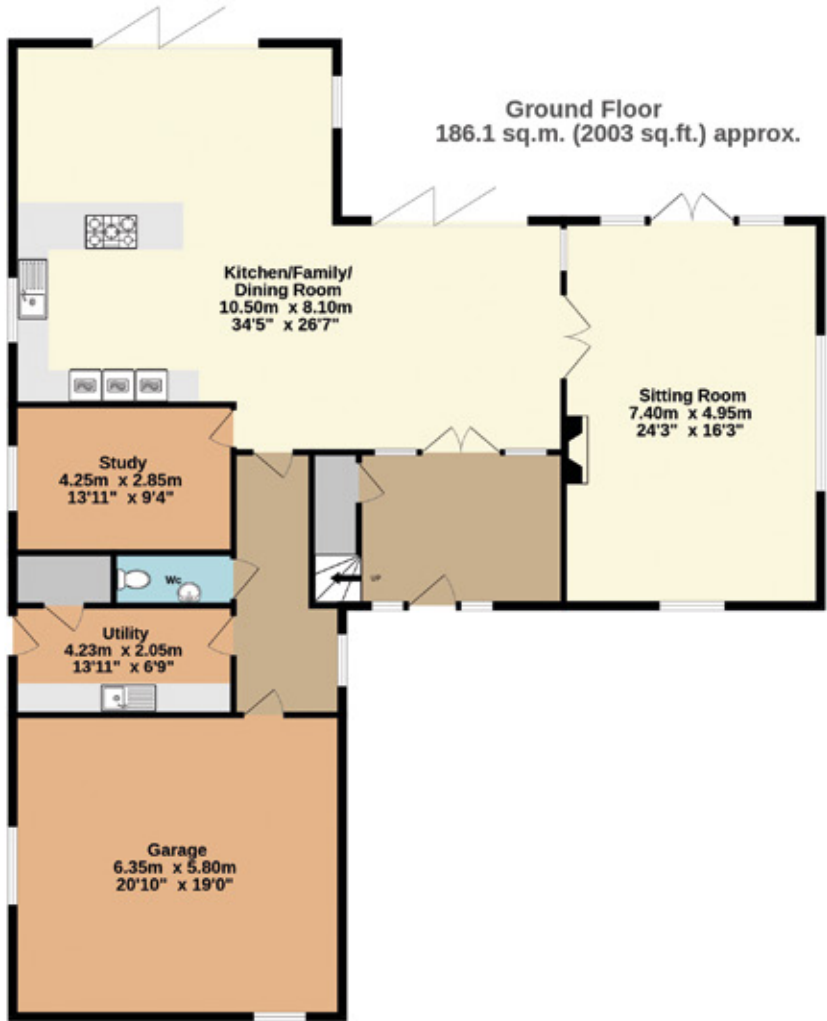
Local Authority: Exeter City Council

Council Tax: Band G

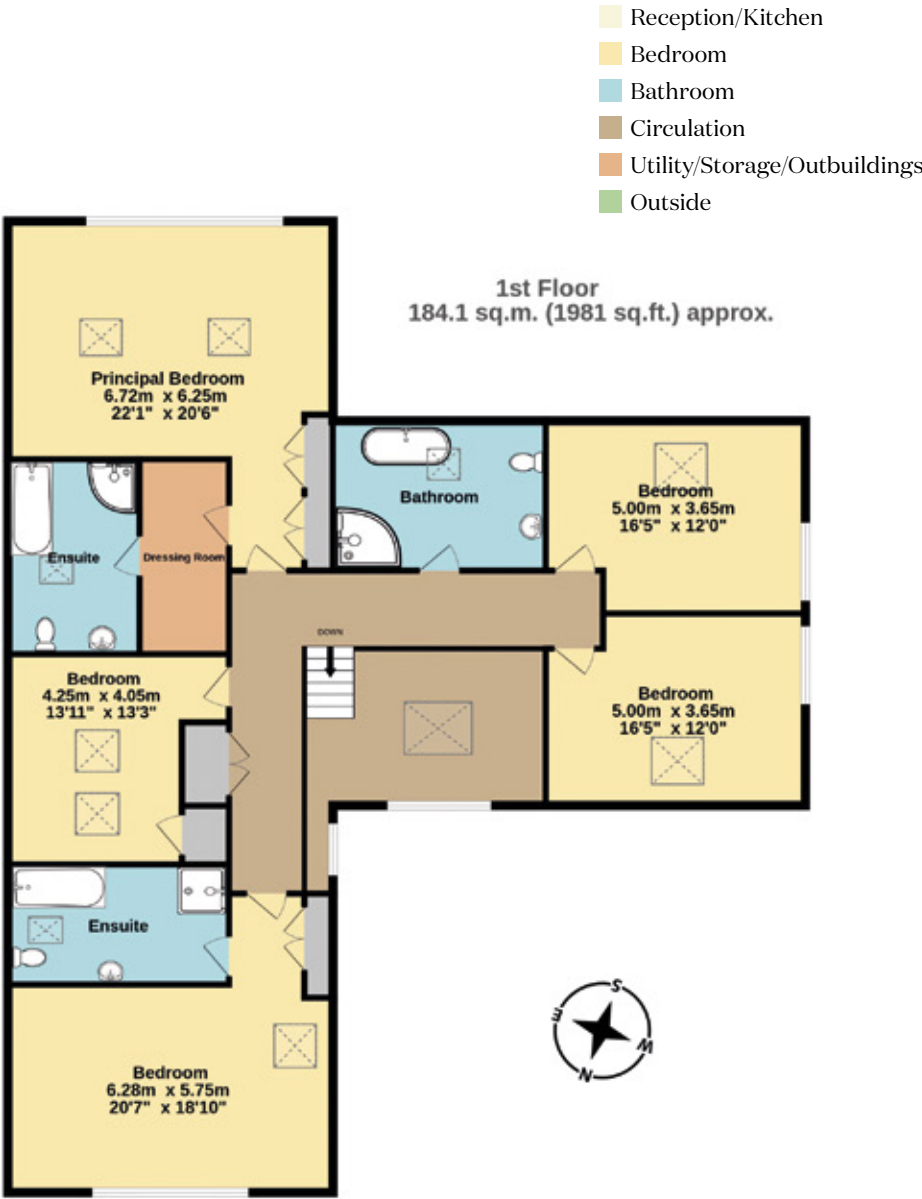
EPC: B

Directions

What3words - ///blunt.acid.fries



Approximate Gross Internal Area
370.2 sq.m. (3985 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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