

2B PARK LANE

Exeter, Devon



A WONDERFUL MODERN DETACHED FAMILY HOME

Located at the end of a private drive with beautiful, elevated views over countryside, driveway parking and a detached garage, being sold with no onward chain.

Summary of accommodation

Entrance hall | Open plan sitting/dining room | Kitchen/breakfast room | Utility room | Cloakroom

Four bedrooms | Three bathrooms

Detached double garage

Distances: Exeter city centre 3.5 miles, Exeter St. David's station 4.4 miles (2 hours to London Paddington)

M5 (Jct 29) 2.6 miles, Exeter Airport 4.3 miles (1 hour to London City Airport)

(All distances and times are approximate)

Guide price: £825,000

SITUATION

The property is situated along a quiet lane in Pinhoe, a popular area to the East of the city centre. Pinhoe has a C of E Primary school, a number of restaurants and convenience stores and nearby is a Sainsbury's supermarket. 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.

2B PARK LANE

This impressive four bedroom family home was constructed by renowned local developers Heritage Homes for the current owners, and it has been their home since construction.

Located at the end of a quiet, private drive, the house is ideally placed for easy access onto the M5 or into the city centre.

The front door opens into a spacious entrance hall with a staircase rising to the first floor and a door into a ground floor WC. On the right, double glazed doors open into a lovely, spacious sitting/dining room with a triple aspect and French doors into the garden. There is also a gas-fired woodburner-style stove set in a minster style fireplace.







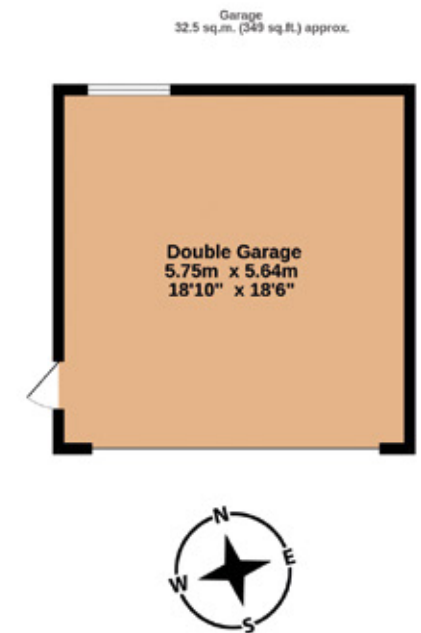
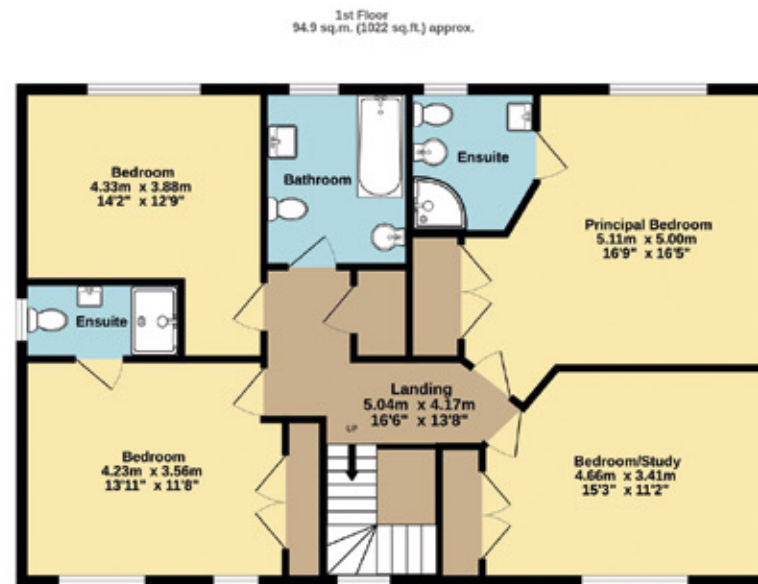
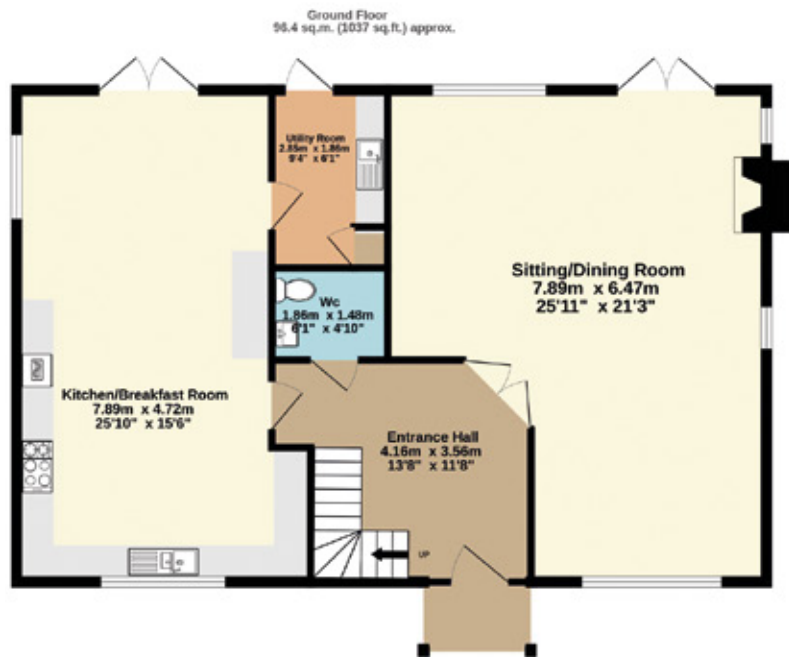


On the other side of the hall is an impressive open plan kitchen/breakfast room fitted with a well-presented range of base wall and drawer units with a granite work top over and integral appliances with a door into a useful utility room.

On the first floor the house has a good sized landing with a door into a airing cupboard, and four double bedrooms, two with en suites, and a family bathroom. The two bedrooms to the rear have beautiful views over countryside to the rear towards the Kilerton Estate and the Blackdown Hills.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
223.7 sq.m. (2408 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.

GARDEN AND GROUNDS

From Park Lane a small area of shared drive (for numbers 2, 2A and 2B) gives access to a private driveway leading to the front of the house where there is a parking area for a number of vehicles and a detached double garage.

The garden of the house is a real feature, being beautifully stocked with a range of attractive plants and shrubs. To the front is a paved and secluded outside seating area, and to the rear a second patio overlooking the garden and countryside beyond.

PROPERTY INFORMATION

Services: Mains gas, drainage and electricity.

Tenure: Freehold

Local Authority: Exeter City Council

Council Tax: Band F

Directions: [what3words:///ready.hotel.cheeks](#) - EX4 9HL





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