



East of 
ESTATE AGENTS

Catherines Close
The Green, Exeter £725,000

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This distinguished home occupies a sought-after position within the prestigious Holland Park development, a landmark project by Heritage Homes known for its contemporary architecture, quality construction, and focus on sustainability. Designed with an emphasis on light, space, and efficiency, the property is awarded an 'A' rated EPC and incorporates solar panels to support modern living. Beautifully presented interiors are complemented by landscaped gardens, a spacious garage with electric vehicle charging point, and ample driveway parking.

Detached Property | Three Bedrooms | Open Plan Kitchen/Dining/Sitting Room | Orangery/Sunroom | Family Bathroom | Utility Room | Spacious Garage | Beautiful Gardens | An 'A' Rated EPC

DESCRIPTION

The property presents an inviting frontage, with a pathway bordered by lawns and colourful beds of flowering plants and shrubs leading to a sheltered storm porch and the main entrance. The reception hall creates an immediate sense of quality, featuring tiled flooring with underfloor heating, a cloakroom fitted with contemporary sanitaryware, and a useful storage cupboard.

The ground floor accommodation flows seamlessly in an open-plan arrangement, maximising both natural light and views across the gardens. The sitting area is dual aspect, with a generous sense of proportion, and connects directly to the dining space. The kitchen is thoughtfully positioned and presented in a sleek contemporary style, with streamlined white cabinetry, striking black quartz worktops, and an inset sink with 'boiling' hot water tap, placed to take in views across the rear garden. A distinctive feature is the wall of blue larder units with a Neff oven and microwave positioned at eye level, providing both a design statement and practical convenience. A utility room with external access extends the kitchen's functionality, housing additional appliances and storage. From the main living space, sliding doors open to a sun room where full-height glazing creates a natural link with the garden. Bi-folding doors extend onto a wide patio, drawing the outside in and enhancing the home's sense of space and flow. Upstairs, a wide landing with airing cupboard gives access to three bedrooms.

The principal suite enjoys a dual aspect outlook, fitted wardrobes, and a stylish en suite shower room with walk-in enclosure, wall-hung vanity, and WC. The second bedroom is generously proportioned and overlooks the garden, while the third bedroom is also of a good size. The family bathroom is finished to a high standard, featuring an elegant freestanding oval bath, a separate double shower cubicle, and contemporary wall-hung fittings set against part-tiled limestone effect walls.



GARDEN & GROUNDS

The landscaped gardens complement the house beautifully. To the front, twin lawns are separated by a central pathway and framed by mature borders filled with a variety of seasonal planting. The rear garden has been designed with both structure and softness, beginning with a broad patio that stretches across the width of the house, accessed from the sun room's bi-fold doors. From here, the garden opens onto a level lawn, bordered with well-stocked beds that bring colour and texture throughout the year, from here there is access down the side of the property to the front garden and a pathway links the garden to a side gate, leading towards the driveway and garage. The garage itself is notably spacious and an electric vehicle charging point can be found outside the garage doorway. The overall setting is carefully balanced, combining a sense of greenery with a practical layout.

LOCATION

The Green is one of Exeter's most desirable residential settings, known for its carefully planned environment and high-quality homes. The property is ideally placed to enjoy both the tranquillity of the development and the convenience of its excellent connections. Within a short and level walk lies Newcourt Railway Station, offering regular services into Exeter city centre, Topsham, and Exmouth, as well as onward links to the national rail network. Road communications are equally strong, with the nearby M5 and A30 providing swift access to the wider South West and the Devon coastline. Exeter Airport is also close at hand for national and international travel. Local amenities are plentiful, with the Rydon Lane Retail Park offering an array of shopping facilities, while Exeter's city centre, with its historic cathedral, vibrant high street, lies just a short distance away. The area is also well served for education, with an excellent choice of primary and secondary schools, and of course the University of Exeter, ranked among the UK's leading institutions. Recreational opportunities are first-class: Exeter Golf and Country Club is nearby, providing leisure, fitness, and dining facilities. Riverside Valley Park offers miles of scenic walking and cycling routes, connecting to the city's historic quay and onward to the River Exe Estuary Trail. The nearby town of Topsham, with its boutique shops, cafes, and waterside setting, is another highlight, while Dart's Farm provides a renowned food, lifestyle, and shopping destination.

AGENT NOTES To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold

Council Tax Band: E

Council: Exeter District Council

Parking: For up to four cars

Garden: Private rear garden with patio

Electricity: Mains

Gas: Mains

Heating: Gas boiler

Water supply: Mains

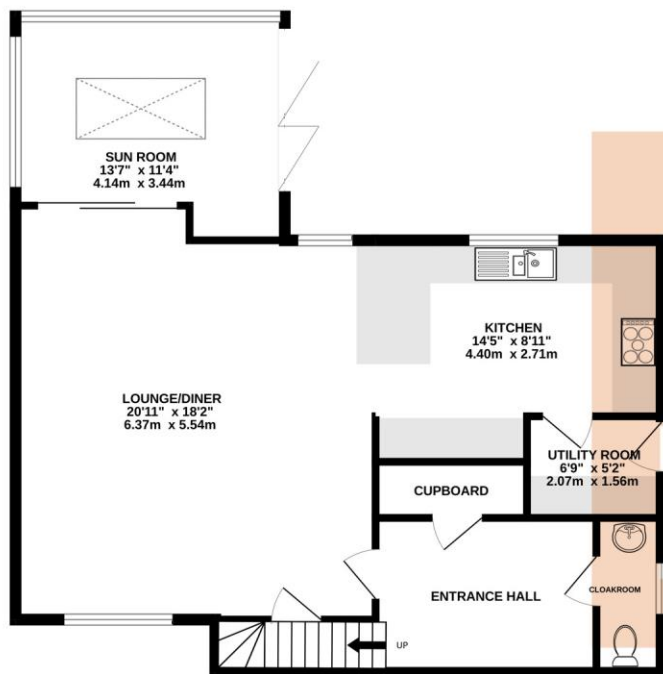
Sewerage: Mains

Broadband: Full Fibre Broadband With 1600 MPS Download & 115MPS Upload

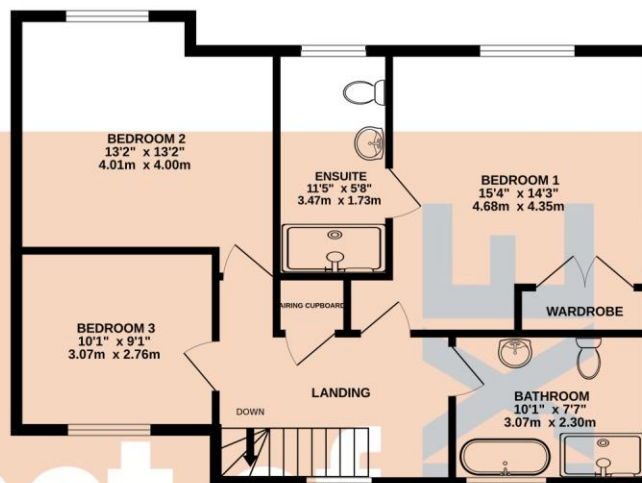
Mobile Signal: Several networks currently showing as available at the property including.. EE & Vodafone



GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



East of Exe



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.



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