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ESTATE AGENTS

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Headon Gardens

Countess Wear, Exeter OIEO £750,000

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An exceptional, renovated 1930s detached home, ideally situated in a quiet and sought-after cul-de-sac off Topsham Road. Beautifully finished throughout, this stylish property offers a stunning open-plan kitchen/living space, elegant reception room with wood burner, three bedrooms, landscaped garden, driveway parking and garage. A superb family home combining period charm with modern luxury.

Beautifully Renovated 1930s Detached Family Home | Sought After Location | Exceptional standard of finish Throughout | Open-plan Kitchen, Living and Dining | Premium System 6 shaker Kitchen | Three Bedrooms | Luxurious Family Shower Room | Driveway Parking and Garage | Beautiful Level Rear Garden |

DESCRIPTION

Occupying an enviable position within a highly desirable, quiet cul-de-sac just off the prestigious Topsham Road, this exceptional 1930s detached residence has been comprehensively renovated and remodelled to an outstanding standard throughout. Showcasing impeccable attention to detail and high-quality craftsmanship, the property seamlessly combines period character with contemporary luxury, creating a truly remarkable home ready for immediate occupation.

A spacious and welcoming reception hall sets the tone upon arrival, leading to beautifully appointed sitting room finished with herringbone wood-effect parquet flooring that flows throughout the entire ground floor. The elegant sitting room provides a cosy retreat and features a premium Ecco Stove masonry wood burner, an impressive and highly efficient feature capable of heating the whole house. At the heart of the home lies a magnificent open-plan kitchen, living and dining space, designed for modern family living and entertaining. Flooded with natural light, the room enjoys attractive bay French doors opening directly onto the rear garden. The stunning System 6 shaker-style kitchen is fitted with Silestone worktops and an extensive range of cabinetry, complemented by integrated appliances including a dishwasher and fridge freezer. A Rangemaster double oven with five-ring induction hob provides the



perfect focal point for culinary enthusiasts. An integrated laundry unit offers dedicated plumbing and electrics for both a washing machine and tumble dryer.

The exceptional finish continues throughout, with stylish decorative wall panelling, handcrafted built-in wooden furniture, and traditional wooden shutters adding character and sophistication.

The first floor offers well-proportioned bedrooms, with fitted wardrobes to Bedrooms One and Two, together with a beautifully appointed family shower room featuring premium Porcelanosa tiling and contemporary fittings. Additional practical features include a newly installed combi boiler and a boarded loft space complete with ladder access and lighting.

Externally, the property is equally impressive. To the front, a brick block-paved driveway provides off-road parking for up to three vehicles, while double wooden gates lead through to the garage. The rear garden is a particular highlight, offering a beautifully landscaped, level outdoor space ideal for both relaxation and entertaining. A generous dining terrace provides the perfect setting for al fresco gatherings, with provision already in place for the creation of an outdoor kitchen.

This is a rare opportunity to acquire a beautifully restored and thoughtfully enhanced detached home in one of the area's most sought-after residential locations.

LOCATION

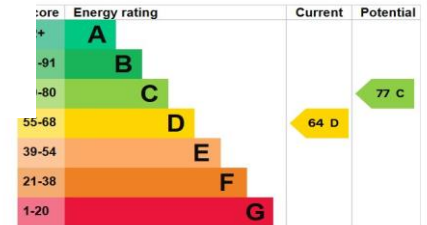
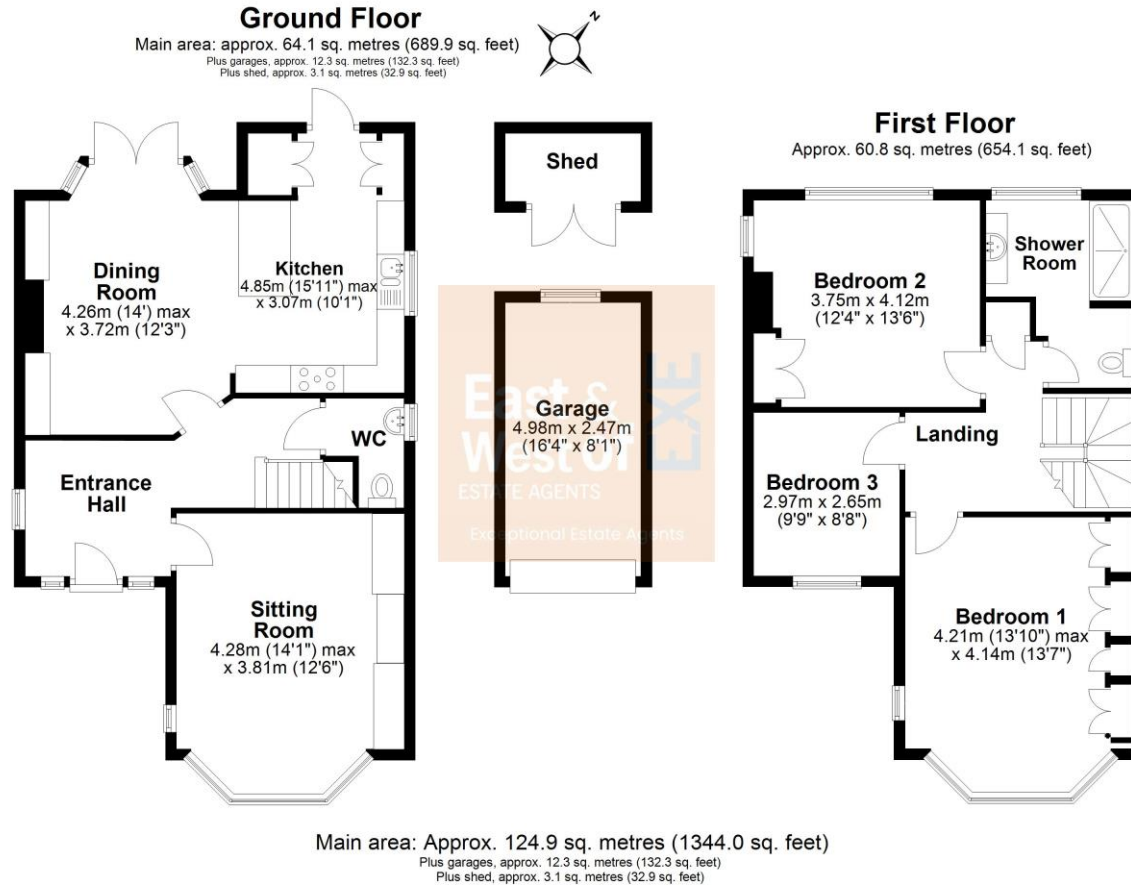
Headon Gardens is a particularly peaceful and highly sought-after cul-de-sac, enviably positioned between Countess Wear Road and Topsham Road. This established residential setting offers excellent access both into and out of the city, making it ideal for commuters while remaining within easy reach of Exeter's excellent range of highly regarded state and independent schools.

Occupying part of the original and much-loved 'Old Countess Wear', the area enjoys a distinctive village-like atmosphere with a strong sense of community. Local amenities include the popular Tally Ho! public house and the historic St Luke's Church, both within easy walking distance. For those who enjoy outdoor pursuits, a nearby footpath provides access to the picturesque Riverside Valley Park, offering scenic walks and cycle routes along the River Exe, ultimately leading to Exeter's vibrant and historic Quayside with its cafés, restaurants and leisure facilities



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing : -
 Tenure: Freehold
 Council Tax Band: E
 Council: Exeter City Council
 Parking: Driveway and Garage
 Garden: Stunning Rear Garden
 Electricity: Mains
 Heating: Mains Gas Boiler
 Water supply: Mains
 Sewerage: Mains
 Broadband: Full Fibre Broadband available to order with upto 1600mbps download and 115mbps upload.
 Mobile Signal: Several networks currently showing as available at the property including EE and 3



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