



East of 
ESTATE AGENTS

Veysey Close
St Leonards OIEO £725,000

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A beautifully presented family home offering spacious, well-planned accommodation ideal for modern living. Features include a bright sitting room, study, and a stunning open-plan kitchen/dining room with doors opening onto the garden, plus a separate utility room. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom. Outside, the property benefits from driveway parking, a garage, and a landscaped rear garden with patio. Solar panels add improved energy efficiency.

Detached Family Home | Four Bedrooms | Large Kitchen/Dining Room | Sitting Room | Study | Master Ensuite | Family Bathroom | Garage and Parking | Large, Low Maintenance Garden | Sought After Location

DESCRIPTION

This exceptional and handsomely presented family residence offers generous, thoughtfully arranged accommodation, perfectly suited to refined modern living. Enjoying strong kerb appeal, the property is approached via an immaculately kept front garden and opens into a welcoming reception hallway, where a staircase rises elegantly to the first floor. From here, access is afforded to a well-proportioned study, an elegant sitting room, and a stylish cloakroom with WC, together with a useful understairs storage cupboard.

The sitting room provides a sophisticated yet tranquil retreat, beautifully enhanced by a uPVC double-glazed bay window that frames views across the front garden while allowing natural light to flood the space.

The true heart of the home is the impressive open-plan kitchen and dining room, exquisitely finished and designed to cater for both everyday family life and entertaining on a grander scale. With floor-to-ceiling glazing to the dining area and double doors opening directly onto the garden, this stunning space creates a seamless transition between indoor and outdoor living. Adjoining the kitchen is a thoughtfully designed utility room, complete with a rear access door for added convenience.

To the first floor, the property continues to impress with four beautifully proportioned bedrooms, including three



generous doubles. Two of the principal bedrooms benefit from bespoke built-in wardrobes, while the luxurious main bedroom is complemented by a spacious and stylish en-suite shower room. A contemporary family bathroom, finished to an impeccable standard, completes the accommodation.

OUTSIDE

The exterior of the property is as meticulously presented as the interior. To the front lies an attractive and well-maintained garden, alongside a private driveway providing off-road parking and access to a substantial garage with up-and-over door. Gated side access and additional access via the garage lead through to the rear garden. The rear garden has been carefully landscaped to create a private and tranquil sanctuary, featuring a generous patio terrace ideal for alfresco dining, beautifully stocked mature borders, and a charming pond. This delightful space offers a perfect setting for both relaxation and entertaining. Further enhancing the appeal of this superb home is the added benefit of solar panels, contributing to improved energy efficiency and long-term sustainability.

LOCATION

Veysey Close, beautifully well kept by its residents, sits within the exclusive Earls Park, a modest development of prestigious detached houses built by the renowned house builder, David Wilson Homes, located in St Leonards, Exeter. Residents of Veysey Close enjoy exclusive use of a maintained level parkland with mature trees and a footpath which leads towards the River Exe, River walks and cycle paths. St Leonards is a highly sought after area of Exeter boasting some of the finest homes in the city and offering excellent local schools with Veysey Close being excellently located for easy access to the city's very best state and private schools. It is also in close proximity to the RD&E and the Exeter Nuffield Hospital.

AGENTS NOTES

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

Tenure: Freehold

Council Tax Band: F

Council: Exeter City Council

Green Fee: £381.54PA

Parking: Garage and Off-Road Parking

Garden: Rear Garden

Electricity: Mains

Gas: Mains

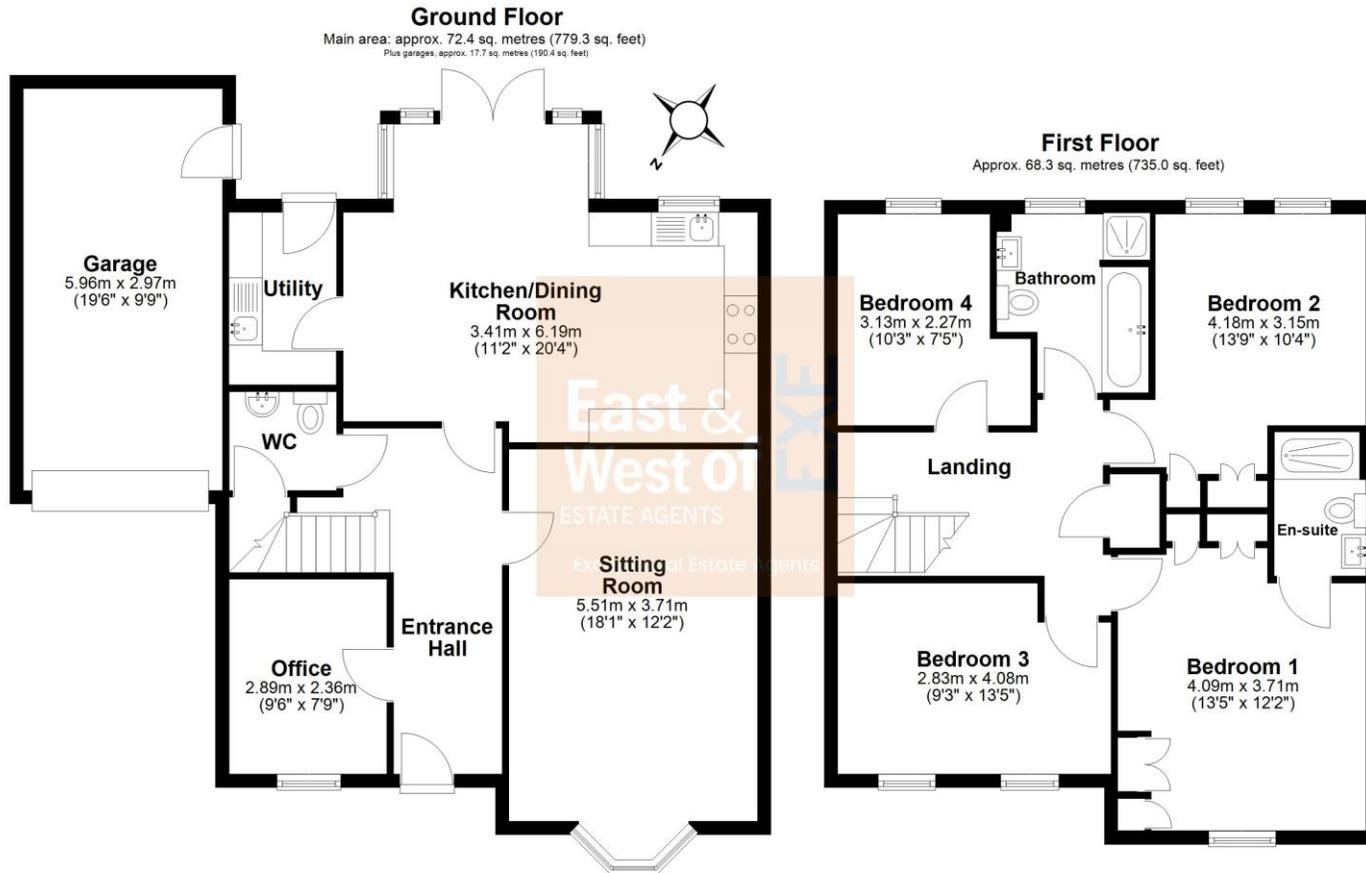
Water supply: Mains

Sewerage: Mains

Broadband: Full Fibre Broadband with up to 1600mbps download and up to 115mbps upload

Mobile Signal: Several networks currently showing as available at the property including 02 and Three.





Main area: Approx. 140.7 sq. metres (1514.4 sq. feet)
Plus garages, approx. 17.7 sq. metres (190.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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