

Brook House, Alphin Rise Pocombe Bridge, Exeter, EX4 2HA
Price Guide £575,000

FRANCIS LOUIS
Residential

A beautifully presented and spacious four double bedroom detached home, offering high-quality, versatile accommodation with attractive open views across greenery, flexible ground floor space and off-road parking.

The property has been thoughtfully designed to suit modern family living, combining elegant reception rooms with impressive open-plan space. Upon entering, you are welcomed into a central hallway leading to a large separate living room, a comfortable and refined space ideal for relaxing or entertaining. This flows seamlessly into the heart of the home—an exceptional open-plan kitchen, dining and additional living area, creating a bright and sociable environment perfect for both everyday living and hosting. The kitchen is well-appointed with ample worktop space, storage and a useful pantry, while the adjoining dining and living areas provide flexibility and excellent natural light. The entire ground floor benefits from underfloor heating, enhancing comfort and efficiency throughout. A downstairs WC adds further practicality.

In addition, the ground floor benefits from a versatile room currently arranged as a combined office and gym, offering excellent flexibility for working from home, fitness or additional living space.

Upstairs, the property continues to impress with four generously sized double bedrooms, all benefiting from built-in wardrobes. A standout feature of this level is the beautifully high ceilings, creating a wonderful sense of space and light throughout. The principal bedroom offers a spacious retreat complete with a large en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a low-maintenance rear garden, perfectly suited for relaxing or entertaining, while benefiting from open views across greenery, creating a peaceful and private setting. And benefits from two parking at the front of the property





The Property

The interior of the property has been thoughtfully designed to deliver a superb balance of space, style and functionality, perfectly suited to modern family living.

Upon entering, you are welcomed into a central hallway which provides access to the principal rooms and sets the tone for the quality throughout. To one side, the separate living room offers a generous and comfortable space, ideal for relaxing or entertaining, with ample room for a full range of furnishings.

The home then opens into an impressive open-plan kitchen, dining and living area, forming the true heart of the property. This expansive space has been designed with both practicality and sociability in mind, offering clearly defined zones while maintaining a seamless flow. The kitchen is well-appointed with ample worktop space, storage and a useful pantry, making it highly functional for everyday use. The adjoining dining and additional living area create a bright and welcoming environment, ideal for family life and hosting guests. The entire ground floor benefits from underfloor heating, providing a high level of comfort and efficiency throughout. A downstairs WC adds further convenience.

In addition, the property benefits from a large versatile room currently arranged as a combined office and gym, offering excellent flexibility for working from home, fitness or additional living space.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, all benefiting from built-in wardrobes, ensuring excellent storage. A standout feature of this level is the beautifully high ceilings, which enhance the sense of space and natural light throughout. The principal bedroom offers a spacious and private retreat, complete with a large en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.

Overall, the interior offers a versatile and well-balanced layout, combining generous living spaces, modern features and thoughtful design to create a home that is both practical and highly comfortable.

Outdoors & Location







The external setting of the property perfectly complements the quality of the interior, offering a well-balanced combination of low-maintenance living, attractive outlook and excellent connectivity.

The rear garden has been thoughtfully designed to provide an enjoyable and practical outdoor space. Predominantly low-maintenance, it offers a clean and usable layout ideal for both relaxing and entertaining. There is ample room for outdoor seating and dining, making it a perfect space for social gatherings or quiet evenings. A key highlight is the open outlook across greenery, creating a sense of privacy and tranquillity that is rarely found in modern developments. The positioning of the garden allows you to fully appreciate the surrounding landscape, providing a peaceful backdrop throughout the year.

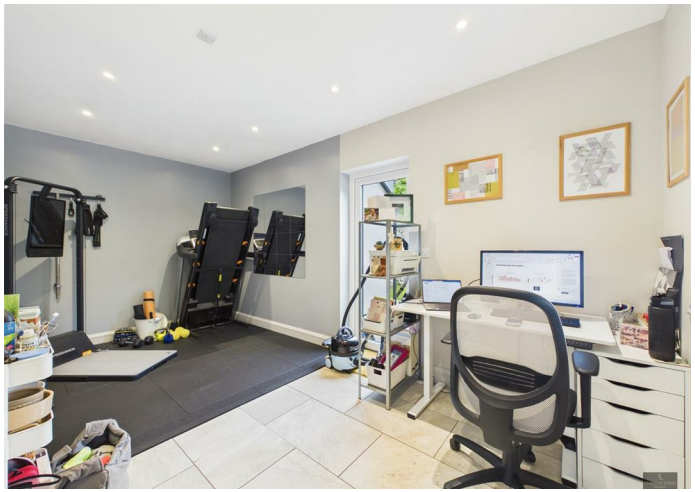
In addition to the main garden, the property also benefits from a secondary outdoor courtyard space, featuring a BBQ shed and designated washing line area. This additional space provides excellent practicality while also offering a more private and sheltered area for outdoor use.

The property also benefits from side access, enhancing convenience and linking the garden seamlessly to the front of the home. There are two allocated parking spaces, along with access to the attached garage, which has been partially converted into a flexible office and gym space while still offering practical storage.

Situated in a popular and well-connected residential area, the property offers the perfect balance between convenience and lifestyle. The city centre is approximately 10 minutes away, providing access to a wide range of shops, restaurants, leisure facilities and transport links. For commuters, there is excellent access to the A30, allowing easy travel across the region.

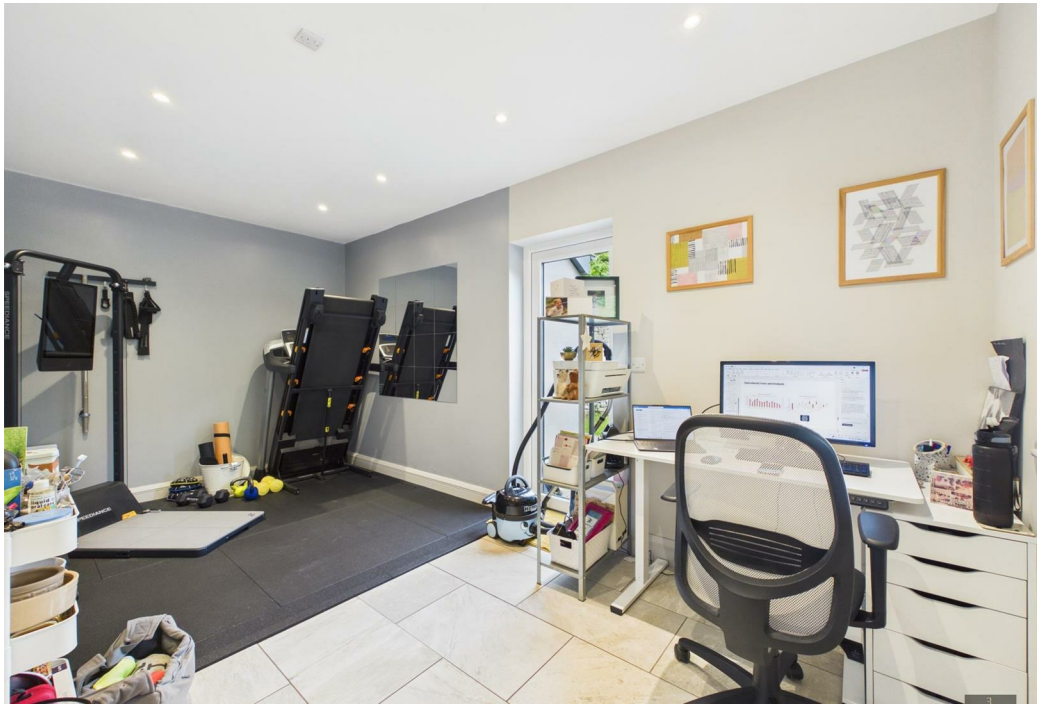
The area is well-served by local amenities, including schools, shops and green spaces, making it particularly appealing for families and professionals alike. Overall, the location combines accessibility, convenience and a pleasant residential setting, making it an ideal place to call home.








Joey

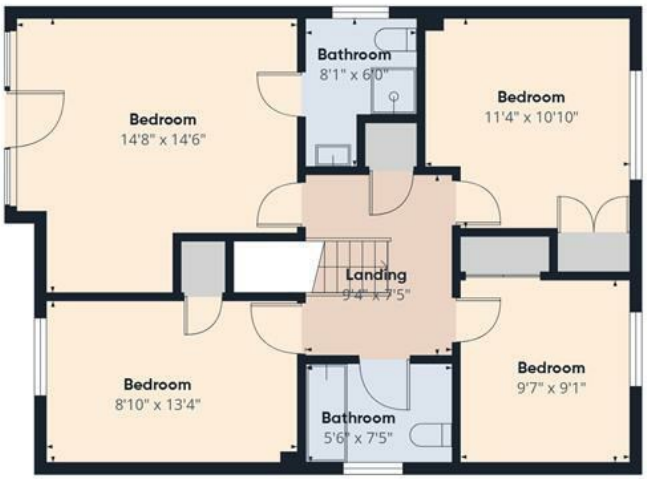








Ground Floor



Floor 1

S
E W
N

FRANCIS LOUIS
Residential

Approximate total area(1)

1501 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Beautifully presented four double bedroom detached home
- Principal bedroom with large en-suite bathroom
- Spacious separate living room
- Impressive open-plan kitchen, dining and living area
- Underfloor heating throughout the entire ground floor
- High ceilings upstairs creating a bright and airy feel
- Large office and Gym room
- Low-maintenance garden with open views over greenery
- Two off-road parking spaces with excellent access to city centre and A30
- Sought-after residential location with excellent connectivity













Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
t. 01392 243077 | e. info@francislouis.co.uk | www.propertysoftwaregroup.com

FRANCIS LOUIS
Residential