



18 Kingfisher Close



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Newton St Cyres, Exeter, EX5 5DH

Exeter 6 miles, CREDITON 3.7 miles, Exeter Airport 10 miles

A beautifully presented and impeccably appointed four-bedroom detached family home, offering stylish contemporary living, a private enclosed garden, garage and driveway parking, situated within a sought-after residential development.

- Immaculate four-bedroom detached home
- Built 2018 by the renowned Kingswood Homes
- Superb open-plan kitchen/dining/family room
- Principal bedroom with en suite shower room
- Stylish interiors with quality finishes throughout
- Enclosed garden, garage and driveway parking
- Sought-after location close to amenities and schools
- Excellent EPC B (83) rating
- Mid Devon Council Tax Band E
- Freehold

Offers In Excess Of £550,000

SITUATION

18 Kingfisher occupies an attractive position within a quiet residential development in Newton St Cyres, offering. The village provides a range of everyday amenities, a local primary school, village pub and local dining whilst the neighbouring city of Exeter offers an extensive selection of shopping, dining, cultural and leisure facilities.

The property is particularly well placed for commuters, and is within walking distance of the local Newton St Cyres train station and village bus links, offering direct travel into Exeter and Crediton. with convenient access to the M5 motorway (Junction 29), the A30 and A38, together with nearby rail services and Exeter Airport. The area is well served by a choice of primary and secondary schools in both the state and independent sectors, making it an appealing location for families and professionals alike.

Surrounded by the beautiful Devon countryside yet within easy reach of the city, the location combines the tranquillity of village life with excellent connectivity to the wider region.



DESCRIPTION

Completed in 2018 by the highly regarded Kingswood Homes, 18 Kingfisher Close is an exceptional contemporary family home, combining thoughtful design, quality craftsmanship and beautifully proportioned accommodation. Immaculately presented throughout, the property offers a wonderful sense of light and space, with an elegant interior ideally suited to modern family life.

A welcoming entrance hall provides an immediate impression of the home's quality and leads through to the superb open-plan kitchen, dining and family room, undoubtedly the heart of the house. Designed with both everyday living and entertaining in mind, this impressive space features a comprehensive range of stylish cabinetry, quality integrated appliances and a central island, while the adjoining seating area creates a relaxed and sociable environment for family and friends to gather.

The generous sitting room is a particularly inviting space, enjoying an abundance of natural light and French doors opening directly onto the rear terrace and garden. This seamless connection between the interior and exterior creates an ideal setting for summer entertaining, al fresco dining and relaxed family living.

On the first floor, the well-planned accommodation continues with a superb principal bedroom benefitting from a contemporary en suite shower room. Three further generously proportioned bedrooms are served by a beautifully appointed family bathroom, offering flexible accommodation for family members, guests or those seeking dedicated home-working space.

The property has been tastefully finished in a timeless, neutral palette, complemented by high-quality carpets and flooring throughout, creating an elegant and cohesive interior that is ready to enjoy from the moment of arrival. Every aspect of the home reflects careful attention to detail, resulting in a stylish and comfortable residence perfectly suited to contemporary living.

GARAGE AND GARDEN

Outside, the property enjoys an attractive frontage, with a neatly landscaped garden laid predominantly to lawn and complemented by established hedging, creating an appealing first impression. To the rear, the enclosed garden provides a private and secure setting, ideal for both children and pets, with a level lawn and terrace offering an excellent space for outdoor entertaining, al fresco dining or simply relaxing in the warmer months.

Further enhancing the property's practicality is an adjoining garage and a private driveway providing off-road parking for two vehicles.

SERVICES

Utilities: Mains drainage, gas and water (metered)

Heating: Gas central heating with underfloor heating on the ground floor with radiators upstairs

Broadband: 35 mbps

Standard, superfast and ultrafast broadband available. EE, O2 and Vodafone mobile networks available (Ofcom)

Management fee split between 25 properties - approx £325 per annum



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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