



7 Brimlicombe Meadow, Exeter, EX1 3JA  
Guide Price £500,000 to £525,000

  
FRANCIS LOUIS  
Residential



**PRICE GUIDE £500,000 to £525,000** - Nestled in the sought-after area of Westclyst on the edge of Exeter, this stunning 4/5 bedroom modern detached house offers the perfect blend of style, space, and convenience. Designed for contemporary family living, this beautifully presented home provides generous accommodation across two floors.

Step inside to a bright hallway leading to a spacious living room, perfect for family gatherings and relaxed evenings. A versatile study offers flexibility as a home office or a fifth bedroom. The heart of the home is the stylish kitchen, equipped with integrated appliances, sleek countertops, and ample storage, seamlessly connecting to a bright dining area – ideal for casual meals or entertaining. A separate utility room provides extra storage and laundry space, while a convenient WC completes the ground floor.

Upstairs, four generously sized bedrooms await, each offering a peaceful sanctuary for rest. The master bedroom is a true retreat with an en-suite bathroom, while the remaining bedrooms are served by a modern family bathroom, finished to a high standard.

Outside, the property continues to impress with a beautifully landscaped garden, perfect for family activities, relaxation, or alfresco dining. A tandem garage, along with a driveway offering parking for two cars, ensures convenience for residents and visitors alike.

Set in the highly desirable area of Westclyst, this home offers the best of both worlds – a tranquil suburban setting with easy access to Exeter's vibrant city centre. Families will benefit from excellent local schools, nearby shops, and efficient transport links, making daily life a breeze.

This remarkable home is not only a showcase of contemporary style but also energy-efficient, providing cost-effective living without compromising on comfort. Whether you are seeking a spacious family home or a versatile property with flexible living options, this house is sure to exceed your expectations.





## Entrance and Ground Floor Living

As you step into the property, you are greeted by a bright and inviting hallway that sets the tone for the rest of the home. The entrance hall, finished with high-quality flooring and elegant décor, leads to a spacious and light-filled living room. This expansive living area is the perfect space for family gatherings, cozy evenings, or entertaining guests, with large windows that allow natural light to flood the room.

Adjacent to the living room is a versatile study, offering a quiet retreat for remote working, creative pursuits, or even a fifth bedroom. This flexibility ensures the home can adapt to your family's evolving needs.

## Contemporary Kitchen and Dining

The heart of this stunning home is the modern, well-appointed kitchen. Designed with both style and practicality in mind, it features sleek countertops, ample storage, and integrated high-end appliances, making meal preparation a delight. The kitchen seamlessly flows into a bright dining area, creating an open-plan space perfect for family meals and social gatherings. French doors open onto the rear garden, allowing for easy indoor-outdoor living and providing a wonderful backdrop for summer entertaining.

## Utility Room and Cloakroom

For added convenience, a separate utility room provides extra storage and a dedicated space for laundry, keeping the main kitchen area clutter-free. A well-positioned ground floor WC is an essential feature, ideal for guests



## First Floor Accommodation

Upstairs, the property boasts four generously sized bedrooms, each thoughtfully designed to provide a peaceful sanctuary. The master bedroom is a standout feature, complete with a luxurious en-suite bathroom, finished to an impeccable standard with contemporary fittings. The remaining three bedrooms offer flexibility for family members, guests, or additional workspace, each benefiting from large windows and quality finishes.

A stylish family bathroom serves the other bedrooms, featuring a modern suite with a bathtub, shower, and elegant fittings, ensuring comfort for all.

## Exterior and Garden

Stepping outside, you will find a beautifully landscaped garden, perfect for family activities, relaxation, or alfresco dining. The garden is designed for low maintenance, featuring a mix of lawn and patio areas, providing the perfect setting for summer barbecues or quiet evenings outdoors.

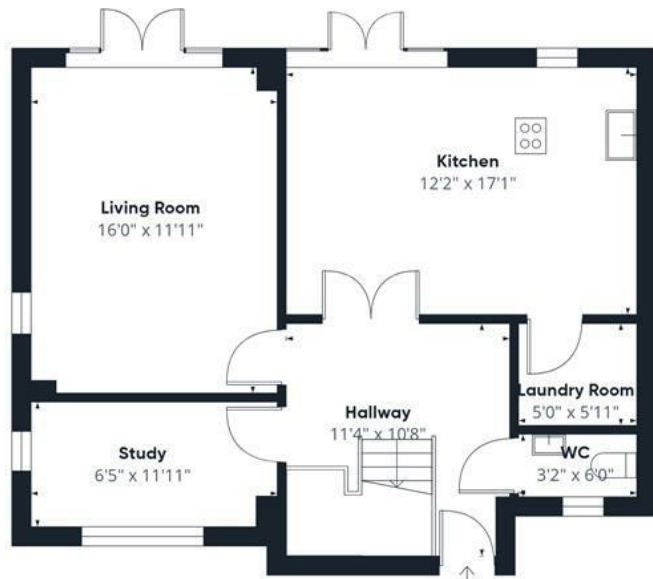
## Parking and Storage

The property benefits from a tandem garage, providing secure parking and storage space. In addition, a private driveway offers parking for two cars, ensuring convenience for residents and visitors.

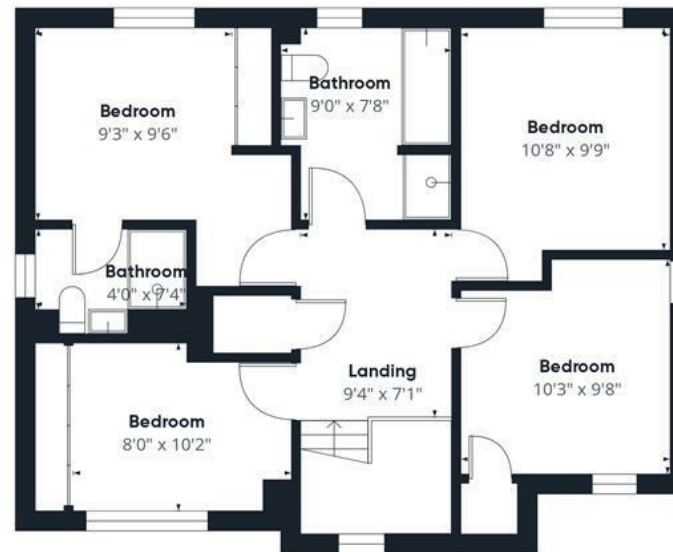








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
1559 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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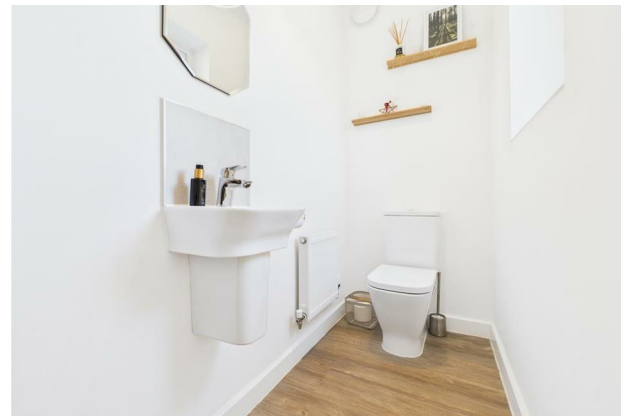


## Location

Situated in the highly sought-after area of Westclyst, this home enjoys a perfect balance of tranquil suburban living with easy access to Exeter's vibrant city centre. Excellent local schools, shops, parks, and efficient transport links are all within easy reach, making this an ideal location for families and professionals alike.

## Energy Efficiency and Modern Comforts

This home is not only a showcase of contemporary design but also boasts energy-efficient construction, ensuring comfortable living with reduced utility costs. Double glazing, efficient heating systems, and quality insulation ensure year-round comfort.







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