

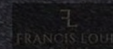
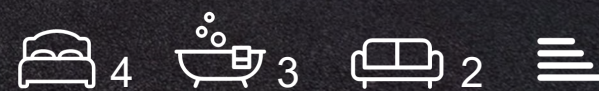


FRANCIS LOUIS  
Residential



Blackhorse Orchard,, Exeter, EX5 2AR

£900,000







£900,000

# Blackhorse Orchard,

Exeter, EX5 2AR

Exclusive New Build Gated Development

We are excited to offer a rare opportunity to own a luxurious, high-end detached bungalow in a private, gated development at Blackhorse Orchard. The Orchard plot type is a stunning 4-bedroom home designed with both style and functionality in mind, providing the perfect setting for modern living.

This bungalow features an expansive open-plan kitchen and dining room, ideal for family meals and entertaining guests. Both the kitchen/dining area and the lounge boast bi-folding doors that open directly onto a beautifully landscaped private garden, creating a seamless connection between indoor and outdoor living. The spacious lounge offers a serene space to relax and unwind, while the en-suite shower rooms provide added convenience and privacy for the residents. A family bathroom, beautifully finished with modern fixtures, complements the home's thoughtful design. Additionally, the utility room offers practical storage space and convenient laundry facilities.

The property also comes with a double garage, providing ample room for vehicles and additional storage. The home is set within a beautifully landscaped private garden, creating a peaceful retreat for outdoor enjoyment. Energy-efficient solar panels and underfloor heating throughout further enhance the comfort and sustainability of this home. To give you peace of mind, a 10-year warranty is also included.

This exceptional bungalow will be ready for occupancy in March, and we are pleased to offer genuine part exchange—whether you're upsizing or downsizing, we can help make your move seamless.

For more information or to arrange a viewing, please contact our team today.



## Spacious Living Areas

This bungalow boasts an expansive open-plan kitchen and dining room, the perfect space for family meals and entertaining guests. The room is filled with natural light and provides a warm and welcoming atmosphere. The kitchen is fitted with top-of-the-line AEG appliances, ensuring the highest standards of quality and performance. The sleek quartz worktop adds a touch of elegance and durability, making this a space that is both practical and stylish. For added convenience, a Quooker boiling tap is installed in the kitchen, providing instant boiling water at the touch of a button.

Between the kitchen/dining room and the lounge, sliding pocket doors add both elegance and functionality, allowing you to easily connect or separate the two spaces, depending on your needs. These doors not only enhance the flow between the rooms but also offer a sense of sophistication and versatility. The adjacent lounge provides a tranquil setting for relaxation and opens through bi-folding doors directly onto the beautifully landscaped private garden. This creates a seamless connection between the indoor and outdoor living spaces, perfect for al fresco dining or a peaceful retreat.



### Luxury Bedrooms and Bathrooms

This home is designed with comfort and privacy in mind. The bungalow includes four generous bedrooms, with two en-suite shower rooms that provide convenience and luxury for the residents. The stylish family bathroom is finished with modern fixtures and offers a calm space for relaxation. Whether you're entertaining or enjoying some quiet time, these well-appointed bedrooms and bathrooms ensure comfort at every turn.

### Practical and Stylish Additions

In addition to the living and sleeping areas, the bungalow includes a convenient utility room that offers practical storage space and laundry facilities. The double garage provides ample room for vehicles and additional storage, giving you all the space you need for everyday life. Whether you're storing seasonal items or need extra space for hobbies, the garage ensures that everything has a place.

### Outdoor Living

The property is set within beautifully landscaped private gardens, designed to offer a peaceful retreat for relaxation or outdoor activities. The bi-folding doors from both the lounge and kitchen/dining room open up to the garden, allowing you to make the most of the outdoor space. The garden provides a private, tranquil environment, perfect for enjoying the surrounding nature or hosting guests.

### Energy Efficiency and Sustainability

This modern bungalow is designed with sustainability in mind. The property is equipped with 4kW solar panels, supported by a 4kW inverter and a storage battery to maximize energy efficiency. This system helps reduce environmental impact while lowering energy costs, providing a sustainable and cost-effective solution for the home. Additionally, underfloor heating throughout the property adds an extra layer of comfort, ensuring that the home is warm and inviting year-round. These features combine to make the home both energy-efficient and environmentally friendly.

### Warranty

To give you peace of mind, all homes come with a 10-year warranty, ensuring that your investment is fully protected.

### Availability and Contact Information

These exceptional bungalows will be ready for occupancy in March. For more information or to arrange a viewing, please contact our team today. We would be delighted to answer any questions and help you secure your new home in this exclusive development.





Plots and Prices

- Plot 1 (A Harvest property type) - £775,000
- Plot 2 (A Orchard property type) -£900,000
- Plot 3 (A Harvest property type) - £750,000

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, sellor(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.



Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.