



4 CATHERINES CLOSE,
TOPSHAM, EXETER EX2 7SP





A stunning, luxurious, A-rated Eco-home, on an exclusive development in the heart of the city.



A luxury zero carbon detached family home with four double bedrooms, master en suite, a double garage, parking and private garden.

- Four double bedrooms
- Master bedroom en suite
- Stunning open-plan living space
- Individually designed kitchen
- Double garage
- Private gardens
- Solar photovoltaic panels
- Zero carbon and A-rated Energy Efficiency
- Bi-fold doors
- Hot tub
- Underfloor heating

THE HOUSE

Constructed by the award-winning house builder in 2019, this impressive “Kinnersley” design family home is stunning inside and out and is positioned at the top of a cul-de-sac on the prestigious development The Green, Topsham, with excellent transport links into the city and the M5.

No expense was spared in its construction, with superior fixtures, fittings and materials used throughout, utilising top quality brands including Grohe, Franke, Vitra, Bosch and Perrin and Rowe. The impeccable attention to detail is evident from the moment you cross the threshold.

Designed with energy efficiency in mind, it is A-rated, incorporating dense wall and floor insulation with underfloor heating to the ground floor, and an array of solar photovoltaic (PV) panels on the roof which help generate electricity.

The accommodation is light and spacious with a fluid, yet conventional layout, with the living space on the ground floor and sleeping areas on the first, for comfortable and convenient living.



Detached house



Convenient Location



4 bedrooms



3 Bathrooms



2 Reception rooms



Extensive parking and a double garage



Private garden



Gas central heating

EPC: A



GROUND FLOOR

Elegant Italian tiles span the impressive entrance hall, continuing through the ground floor, complimenting the underfloor heating system. A staircase rising to the first floor and a convenient ground floor cloakroom can be accessed via the entrance hall.

A sizeable open-plan living space flooded with light from dual aspect windows and bi-fold doors – perfect for Alfresco dining in the summer months.

The kitchen has been fitted with a stunning Pronorm German designer kitchen with beautiful Caesarstone worktops, including an island with



breakfast bar – perfect for casual dining. This kitchen has been fitted with an extensive range of two-tone, handle less units providing plentiful cupboard space.

Well-equipped, the kitchen has a range of integrated Bosch appliances including an eye-level double-oven, a five-ring induction hob with an cooker hood, a dishwasher and fridge/freezer. There is an inset sink with a mixer tap beneath the window with a draining board carved into the solid worktop. The adjacent utility room has more worktop space, along with another sink and space with plumbing for a washing machine and tumble dryer. A condensing system boiler, hidden within a matching wall cabinet, provides the central heating and hot water on

demand. There is a handy door to the side of the property, and a large cupboard contains the hot water cylinder, which provides mains-pressure hot water, along with the Internet router and control hub for the under-floor heating system.

The dining area has plenty of room for a table and seating for even the largest of families, perfect for dinner party or a family celebration, with bi-fold doors that open fully to extend the inside space outside onto the patio.

The living area has plenty of light from a wide window to the front and feels warm, despite its generous proportions.



FIRST FLOOR

Upstairs, the master bedroom sits center stage featuring a large walk-in wardrobe providing extensive clothes storage and private en-suite. The en-suite shower room has been fitted with VITRA sanitaryware including a drench shower with showerhead and a vanity unit with hand basin. The en-suite features an illuminated mirror, WC and a chrome heated towel rail. The vanity unit also comes equipped with a motion-activated down light, so there is no need to fumble around for a light switch in the middle of the night!

There are three further light and airy double

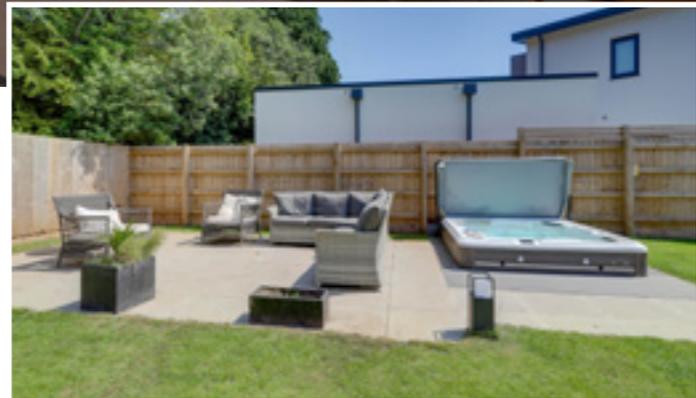
bedrooms, one having two fitted wardrobes, providing an abundance of clothes storage. A stunning family bathroom has an elegant Vitra suite, comprising of a beautiful centre-fill bath with a shower wand, a separate shower, a vanity unit, WC and a chrome heated towel rail again with motion lighting.

The galleried landing features a picture window to the front, with an area of glass floor above the entrance creating a wonderful feature! The landing has an airing cupboard and access to the loft space.





Image for illustrative purposes only



wonderful venue for entertaining, be it a barbecue, alfresco dining, sharing drinks with friends and family, or relaxing in the hot tub with a glass of your favourite fizz. There are a number of splash-proof power points and an outside tap for convenience. Gates are located on either side of the property, one side with a bin-store area, providing alternative access to the front.

THE GROUNDS

A wide block-paved driveway provides parking for up to four cars, boarded by well-stocked flower beds. The detached double garage - operated by a remote control, up and over door, has been fitted with power and lights and a courtesy door to the rear garden. It also houses the inverter for the array of solar photovoltaic panels located on the roof, which help generate electricity and reduce the running cost of the property.

The garden is spacious, private and fully enclosed, making it safe for both children and pets. There is a large, manicured level lawn, a patio and a terrace of paving, beside a part-sunken hot tub, making a



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Total Approximate Floor Area:
2424 SQ.FT. | 225.2 SQ.M.



GARAGE
379 SQ.FT. | 35.2 SQ.M. APPROX



FIRST FLOOR
1022 SQ.FT. | 95.0 SQ.M. APPROX



GROUND FLOOR
1022 SQ.FT. | 95.0 SQ.M. APPROX

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021



ZERO CARBON

- ZERO Carbon CO2 emissions*
- 100% more energy efficient TER*
- 300mm dense floor insulation
- Highly insulated “warm roof”
- Triple glazed uPVC windows
- Full cavity fill dense wall insulation

Thanks to an array of eco-friendly technologies and built to a high sustainability standard, this home has been given an AA* energy efficiency rating.

Minimising and conserving energy is an important element of this property; features such as extra-thick insulation, underfloor heating and the latest low energy triple glazed windows make this home 75% more energy efficient than other homes currently being built under today’s 2010 Part-L Building Regulation requirements!

* Based on SAP 2009 Regulations preliminary pre-construction SAP Calculations / PEA & reduction in Target Emission Rates (TER).

SOLAR PHOTOVOLTAIC PANELS

As part of the cutting edge ZERO Carbon* energy efficient design, the property is fitted with an extensive array of Solar Photovoltaic (PV) panels.

The Solar PV system qualifies for payments from the Feed-in Tariff (FIT) scheme, the government’s financial incentive for renewable electricity generation introduced in April 2010.

Under the FIT scheme you will get paid for all of the electricity the PV system generates. The FIT payments are for 20 years and are index-linked and tax-free for individuals.

You are also likely to make savings on your electricity bill because every unit of electricity which the system generates and you use onsite is one less unit of electricity that you will need to buy from your electricity supplier.

Location

Topsham - The quaint historic estuary port of Topsham has a cosmopolitan atmosphere with an eclectic cluster of specialist shops and fine restaurants, plus wonderful sunsets above the estuary. Once a thriving port and shipbuilding centre, Topsham still retains a strong maritime flavour.

Nearby towns

Exeter - Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team - Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h 10) and an international airport. A great city.

Exmouth - Exmouth is on the South east coast of Devon where the river Exe meets the sea. Close to Exeter, this vibrant town offers plenty of walking and cycling routes and water sports as well as local shops and restaurants to enjoy all year round.

Schools

PRIMARY

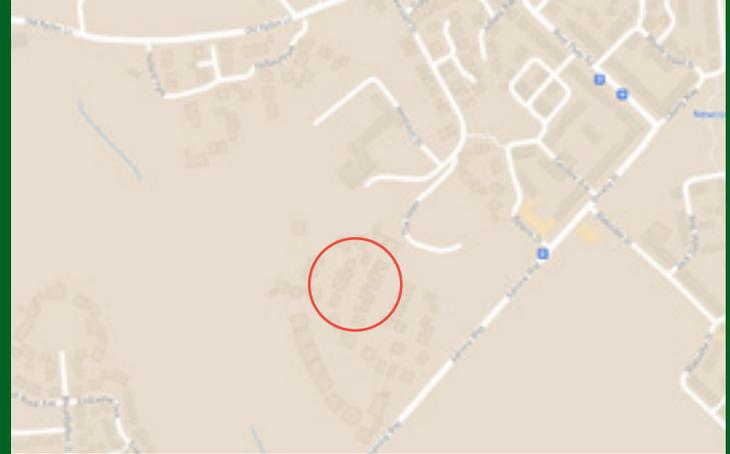
<u>Trinity CoFE VA Primary & Nursery School:</u>	<u>0.6 miles</u>
<u>Countess Wear Community School:</u>	<u>1.2 miles</u>

SECONDARY

<u>Magdalen Court School:</u>	<u>3.1 miles</u>
<u>St Luke's CoFE School:</u>	<u>3.1 miles</u>

PRIVATE

<u>St Wilfrid's School:</u>	<u>3.8 miles</u>
<u>Exeter School:</u>	<u>3.1 miles</u>



Nearby

<u>Exmouth Beach:</u>	<u>9.9 mile</u>
<u>Sandy Park Stadium:</u>	<u>1.1 miles</u>
<u>Exeter Quay:</u>	<u>3.1 miles</u>
<u>Exeter Golf & Country Club:</u>	<u>1.1 miles</u>

Transport

<u>New Court Train Station:</u>	<u>0.3 miles</u>
<u>Exeter airport:</u>	<u>5.2 miles</u>
<u>M5 Motorway:</u>	<u>1.9 miles</u>

COMPLETE SIGNATURE HOMES

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SIGNATURE HOMES

complete.