



East of   
ESTATE AGENTS

Newcourt Drive  
Exeter £465,000

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An exceptional semi-detached family home benefiting from first class 'eco' credentials in a striking contemporary style and design, by award winning Heritage Homes. With 'zero carbon' emission standards, this 'AA' energy property has a contemporary design and demands to be viewed in order to fully appreciate the quality throughout.

The accommodation comprises an entrance lobby, cloakroom with w.c, a free flowing ground floor living space benefits Fired Earth paint, and a custom built bookcase, this space blends naturally into the kitchen/ dining area which in turn gives access to the enclosed rear garden. On the first floor are 3 bedrooms (2 doubles & a single) with ensuite to the master bedroom, and exquisite bathroom suite with free standing bath and separate double shower. Outside there is off road parking for 2 cars, to the rear is an enclosed level garden mostly laid to lawn, paved patio area and garden shed.

This 'zero carbon' home benefits from a solar photo-voltaic system which will help to future proof the cost of living years ahead of most other homes, providing free electricity during the day and also generating an annual income of circa £200+. There is underfloor heating to the ground floor with Porcelonosa limestone finished tiles. A stunning contemporary Pronorm German designer kitchen with Fired Earth tiles and a fine range of Siemens appliances including a 5 ring induction hob, double oven. Integrated washer/ dryer, dishwasher, fridge and freezer. Luxurious contemporary Vitra and Kermi bathroom suites, the high quality, high specification home is all about lifestyle living, plenty of light and economical running cost.

Semi-Detached | 3 Bedrooms

| Open Plan Downstairs Living

| Modern Kitchen with Built in Appliances

| 2 Bathrooms (1 Ensuite)

| Downstairs Cloakroom

| Downstairs Underfloor Heating

| Enclosed Rear Garden

| Driveway Parking for 2 Cars

| No Ongoing Chain

## Approach

Paved pathway from driveway parking with planted borders to side, covered porch with courtesy light and modern composite front door opening into:-

## Entrance Hal

with Porcelonosa limestone finished tiles, pendant lighting and doors into living room and cloakroom.

## Cloakroom

Double glazed frosted window to front aspect. Modern suite comprising close coupled WC, wall hung wash hand basin, switch board, under floor heating, extractor fan and pendant light.



### Open Plan Living Space

Triple aspect room with double glazed windows to front, rear and side and double glazed french doors to rear onto garden. Continued Porcelonosa limestone finished tiles with under floor heating, pendant lighting, storage cupboard and wooden stairs to first floor landing.

### Kitchen Area

Range of modern Pronorm German designer kitchen units with Fired Earth tiles and grey laminate work tops over, inset one and a half bowl sink and drainer, 5 ring induction hob with extractor hood over, built in eye level double oven, fridge/freezer, dishwasher and washing machine. Spot lighting and continued Porcelonosa limestone finished tiles with under floor heating.

### First Floor Landing

Carpeted landing with double glazed window to side over driveway. Airing cupboard housing boiler, wall mounted radiator and doors to all bedrooms.

### Bedroom 1

Double glazed window to front aspect, built in wardrobes, wall mounted radiator, pendant light and door into:-

### Ensuite

Modern suite comprising close coupled WC, wall hung wash hand basin, double walk in shower cubicle with rainforest shower over, tiled walls and floors, towel rail radiator, extractor fan and spot lighting.

### Bedroom 2

Double glazed window to rear over garden, wall mounted radiator and pendant lighting.

### Bedroom 3

Double glazed window to rear over garden, built in wardrobes, wall mounted radiator and pendant lighting.

### Bathroom

Double glazed frosted window to front aspect. Modern suite comprising close coupled WC, wall hung wash hand basin, shower cubicle, free standing bath with central mixer taps, tiled walls and floors, extractor fan and spot lighting.

### Garden

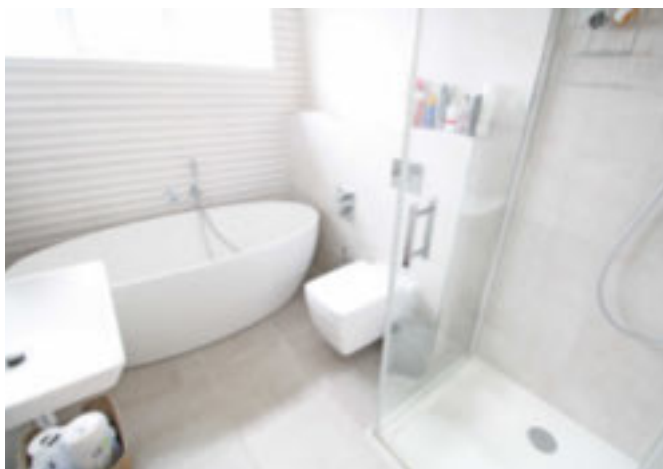
To the rear of the property is an enclosed mainly laid to lawn garden with patio seating area, outside tap, wooden storage shed and gated side access to:-

### Parking

Paved parking for 2 cars to the side of the property.

### Location

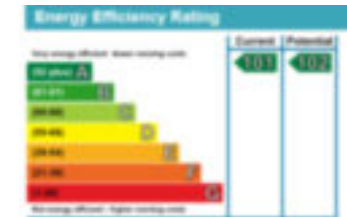
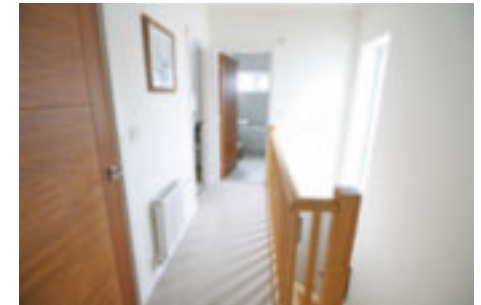
In a most sought after and prestigious location close to Exeter Golf and Country club, 2.8 miles from Exeter city centre and a short distance to Newcourt railway station. Bus services providing access to Exeter city centre. Exeter Airport is within 5 miles. There are plenty of cycle routes to Exeter city centre and Topsham is just 2.3 miles distant.





TOTAL FLOOR AREA: 1015 sq ft (94.3 sq m) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of all areas, dimensions, 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 materials, quantity and appliances shown herein are not guaranteed and no guarantee is given as to their availability or efficiency until the date of completion. Made with Mapplan 11/2020



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.