



12 Hillcrest Park



City Centre 2 miles

A well presented and individual 1930s detached property set in half an acre of glorious gardens

- 1930s detached house
- 4/5 Double bedrooms
- Study/5th bedroom
- Modern kitchen
- Open plan living
- Large gardens
- Far reaching views
- Triple garaging & ample driveway parking
- No onward chain

Guide price £750,000

SITUATION

The Duryard area is associated with the university in the north of the city. It was once the hunting land of Anglo Saxon kings and was in the manor of Duryard. The name comes from the Anglo Saxon deer (deer) and gear (fold). It stretched from the river on the west to Stoke Hill on the east and Stoke Woods in the north to the Hoopern Valley just north of the city. The historian, Professor W G Hoskins, thought that King Athelstan may have granted the land to the city around 930. Today it remains an extremely sought after residential area. The university is a short walk with its renowned botanical gardens, sporting facilities and an open-air swimming pool (seasonal).

The cathedral and university city of Exeter affords excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, private and state schooling, shopping and excellent dining. There are two mainline railway stations on the Paddington and Waterloo lines as well as an international airport with daily flights to London.

DESCRIPTION

No.12 Hillcrest Park enjoys an elevated position with far reaching views. Dating from the 1930s, this substantial (over 2,100sq ft) detached family home has undergone extensive renovation by the current owners yet still retains many of the classic features.

ACCOMMODATION

The ground floor accommodation offers open plan living space with bi-fold doors leading to the patio from the sitting room and double doors leading out from the dining room. There is a modern kitchen, pantry, utility room, cloakroom and study/5th bedroom with storage above.

On the first floor, off the large landing, is a dual aspect master bedroom with far reaching views and generous en suite bathroom along with three further double bedrooms and a shower room with waterfall shower. Loft storage.

THE GROUNDS

The gardens, previously part of an 'Open Garden' scheme for charity, are a wonderful feature of the property with an abundance of mature shrubs and flowerbeds. There is a patio on two sides of the house with a verandah, areas of lawn, an attractive pond, a large greenhouse with vine, formal allotment area, brick-built cold frames and wooden shed. An outstanding feature is the Kota, from Finland, which is an indoor BBQ area for winter. There is colour and interest in the garden year round.

Ample driveway parking plus double and single garages, both with power and light. Overall the property amounts to 0.52 of an acre.

AGENT'S NOTE

The property is situated in a private road, which is maintained by a management company in which all the residents of Hillcrest Park have a share. The current contribution is £170 per annum, and this is reviewed annually.

SERVICES

All mains services are connected. Gas-fired central heating. Vaillant Combi boiler in the loft.

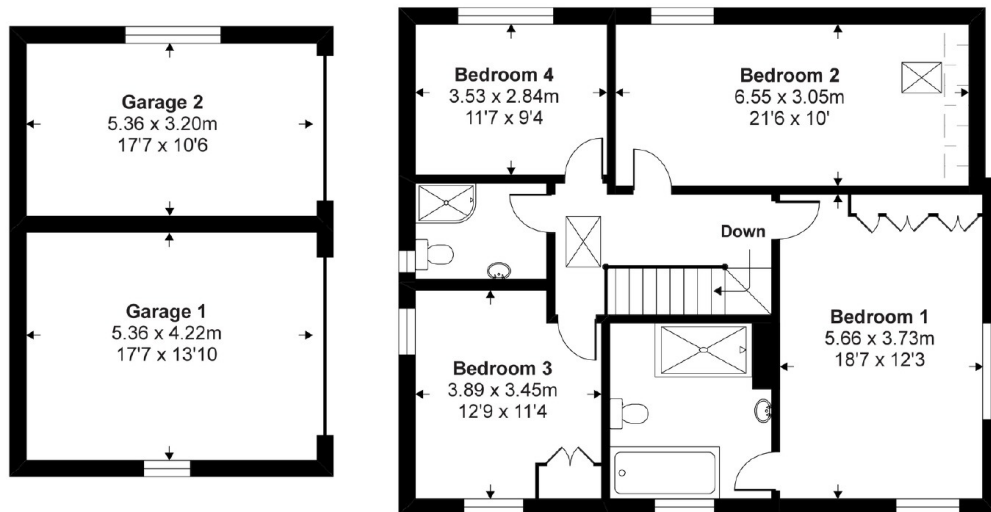
DIRECTIONS

From Longbrook Street in the city centre, heading north, proceed over the roundabout into Pennsylvania Road. At the traffic lights continue straight for 0.8 miles and turn left into Oriole Drive. After a short distance, continue into Higher Hoopern Lane and after approximately 0.3 miles turn right into Hillcrest Park where No.12 will be found on the right.

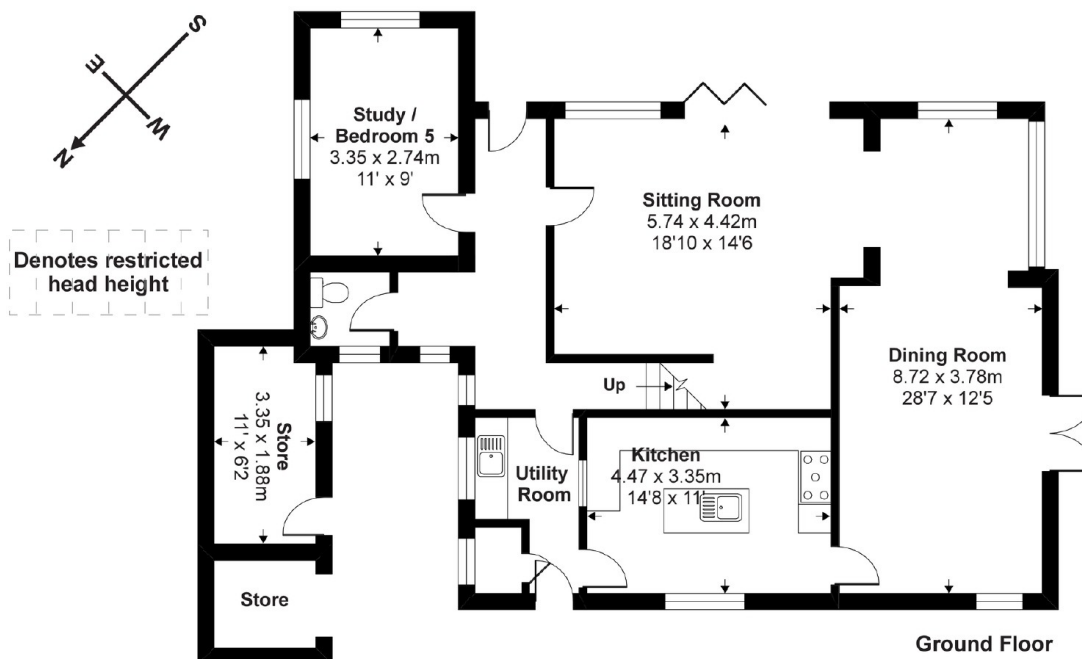


12 Hillcrest Park, Duryard, Exeter, Devon, EX4 4SH

Approx. Gross Internal Floor Area
199.1 Sq Metres 2144 Sq Ft (Excludes Restricted Head Height, Outbuilding & Garage)



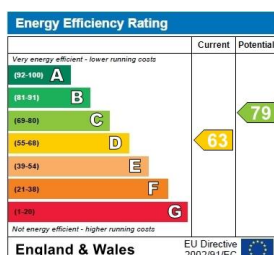
First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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