



Roche Garden, Exeter, EX2 6LS

£695,000

Nestled in the sought after area of Countess Wear, Roche Garden presents an exceptional opportunity to acquire a spacious and meticulously maintained detached family home which was originally the show home for this small development.

Winkworth

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Description....

This lovely family home boasts five generously sized double bedrooms, including bedroom one with an en-suite bathroom, offering ample space for family living and entertaining.

The Property:

Front door straight into porch area, door through to large entrance hall.

As you step into the property, you're greeted by a spacious and welcoming reception hall. This area features a convenient cloakroom and a staircase leading to the first floor, setting the tone for the generous proportions found throughout the home.

A good sized sitting room with dual-aspect windows and sliding patio doors that open onto the rear garden. A central gas fireplace, set within a marble surround, adds a touch of sophistication and warmth to this inviting space.

Adjacent to the lounge, the formal dining room offers an ideal setting for entertaining guests or enjoying family meals. Its seamless connection to both the sitting room and kitchen enhances the flow of the living space.

The study is tucked away for privacy and provides a quiet retreat with commanding views over the garden, making it perfect for remote work.

The kitchen is equipped with wooden wall and base units, built-in appliances, and ample countertop space.

Located off the kitchen, the utility room includes space for white goods and provides direct access to the garden and the integral double garage, adding to the home's practicality.

Ascending to the first floor, a generous landing leads to four double bedrooms and smaller room - ideal for a dressing room or children's bedroom, each offering comfortable living space.

Bedroom one features its own en-suite bathroom, complete with a double shower cubicle, providing a private sanctuary within the home.

The family bathroom is fitted with a white suite and includes a separate shower, catering to the needs of a busy household.

Garden: A good-sized enclosed garden to the rear which is mainly laid to lawn, a variety of well-established trees and shrubs. The patio to the rear of the garden offers an ideal space to sit out and enjoy alfresco dining. There is a large fish pond and the rest of the garden is mostly laid to lawn with outside tap and a gate allowing separate access.

Fully insulated double garage with additional gravelled parking space

Situated just off Countess Wear Road and Topsham Road, this property offers excellent connectivity to Exeter city centre, the M5/A30 corridors, and is serviced by regular public transport routes. Residents can enjoy nearby green spaces such as King George V Playing Fields, Riverside Valley Park, and Ludwell Valley Park. For leisure and recreation, Exeter Golf & Country Club is within close proximity.

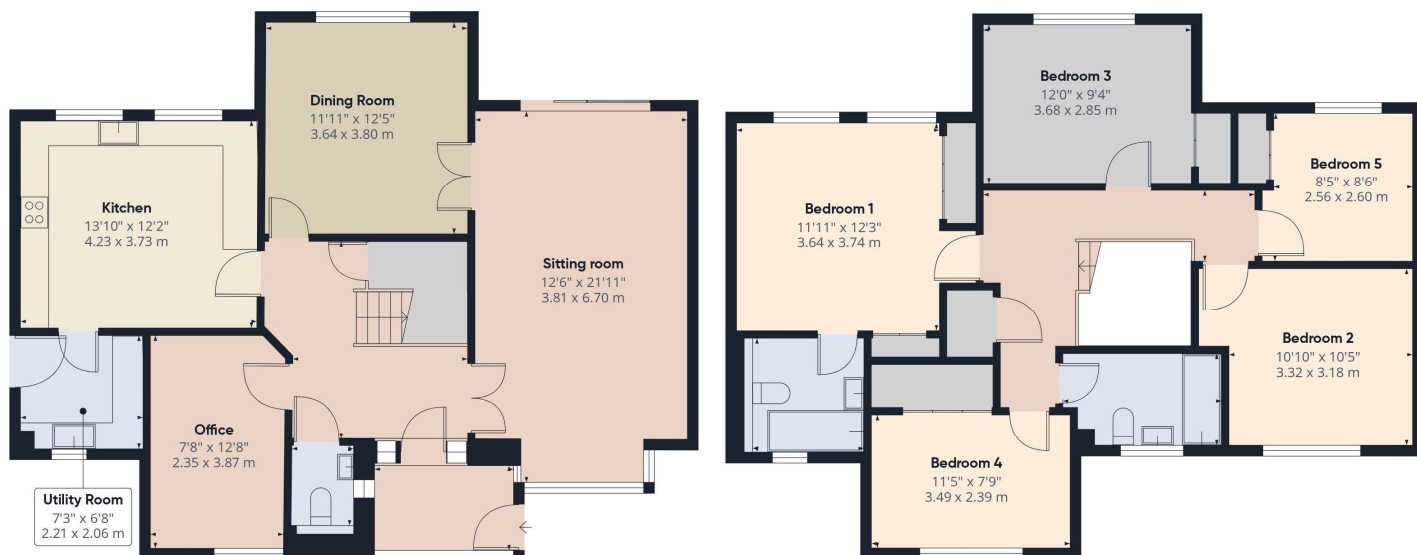


At a glance....

- Five Spacious Double Bedrooms
- Bedroom One with En-Suite
- Three Versatile Reception Rooms
- Modern Kitchen and Breakfast Room
- Utility Room with Garden Access
- Insulated Double Garage
- Driveway
- Original Show Home
- Great Transport Links
- Fantastic Location

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: G
- Mains Electric, Gas, Water and Drainage
- Broadband: Ultrafast 1800Mbps-220 Mbps
- Mobile: We understand that full coverage is available



Floor 1

Ground



Ground

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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