



FRANCIS LOUIS
Residential



Old Butterleigh Road, Exeter, EX5 4JE

Price Guide £625,000 to £650,000





Old Butterleigh Road

Exeter, EX5 4JE

- Great Location
- Kitchen/Diner
- Garage
- Gardens
- Underfloor heating on the entire ground floor
- 3 bedrooms
- Lounge
- Gated Drive
- Air source heat pump

Guide Price - £625,000 to £650,000. This is an exquisite 3-bedroom detached home that offers an unparalleled blend of elegance, sophistication, and contemporary design and is located set back from the village lane in the popular village of Silverton. Every inch of this property has been meticulously crafted to provide an opulent living experience for the discerning homeowner. The property benefits from a lounge, a system-six kitchen with quartz worktops, a utility room, a w/c, a bathroom, a en-suite, an air source heat pump, underfloor heating, a gated drive and gardens.



Location

Nestled among five distinctive contemporary homes, The Laurels enjoys a serene setting, slightly set back from the village lane. Its elevated position offers picturesque rural views of the surrounding countryside.

Entrance Hall:

- Glazed front door.
- Staircase leading to the first floor.
- Amtico flooring which extends to the kitchen, utility, and cloakroom.
- Useful storage cupboards.

Sitting Room

- Double aspect, making it bright and airy.
- Features a Brockenhurst electric suite by British Fires.

Kitchen/Dining Room

- Perfect for family gatherings and entertaining.
- Double doors open to the patio, seamlessly connecting indoor and outdoor spaces.
- Modern kitchen from System-Six with: Quartz worksurfaces, Integrated appliances, two electric ovens, fridge/freezer, dishwasher, wine fridge, and Quooker hot water tap.





Utility

- Contains additional units and space with plumbing for laundry appliances.
- Doors leading to the rear, cloakroom, and integral garage.

Principal Suite:

- Overlooks the garden.
- Features fitted wardrobes.
- En suite shower room.

Second Bedroom

- Overlooks the front.
- Fitted wardrobes.

Third Bedroom

- Has a double aspect, allowing ample natural light.
- Currently utilized as a study.

Bathrooms

- Both the family bathroom and en suite shower room are equipped with electric underfloor heating.
- Both are elegantly designed and appointed.

Outside

Approached through independent electric gates with intercom entry system, there is brick paving providing parking and turning and access to the garage with remote controlled electric roller doors. There is access to either side of the property with timber cladded fencing and an area of lawn leading around to the rear. Predominantly laid to lawn, the level rear garden includes a spacious patio.

A gate at the rear opens to a communal area of land, which contains the attenuation tank, along with separate gated access from the lane. The Raddons (Silverton) Limited management company maintains the area with the residents having a share of the freehold.

Year Built

Constructed in 2021, The Laurels epitomizes modern architectural design tailored for family comfort and luxury.

Planning Permission

Mid Devon District Council granted Approval of Full Planning Permission for the erection of single storey rear extension on 8th February 2022 under Ref No. 22/01222/HOUSE. Copies of the planning permission and all the relevant documents are available from the Mid Devon District Council planning portal

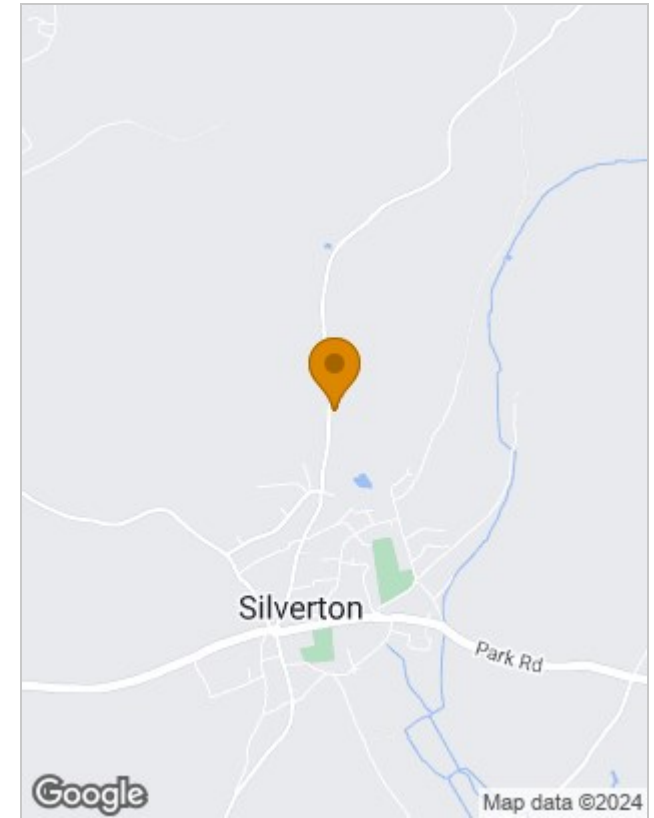




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.