

## Aspects, 18 Hillcrest Park, Pennsylvania

A very attractive detached residence with views over the City positioned in a very quiet and sought after cul-de-sac close to the City and University with lovely elegant rooms, beautiful gardens, double garage and drive



- Entrance Hall
- Downstairs Cloakroom
- Sitting / Dining Room
- Lovely Kitchen / Breakfast Room
- Utility
- Downstairs Study
- Sun Room
- 4 Bedrooms
- Large Loft (ideal For Conversion)
- Attractive Landscaped Gardens
- Double Garage & Drive

GUIDE PRICE £585,000 - Freehold

## Aspects, 18 Hillcrest Park, Pennsylvania, Exeter, EX4 4SH

### DIRECTIONS

From the city centre proceed Northwards via Longbrook Street, continue straight ahead at the roundabout into Pennsylvania Road. Continue over the traffic lights and the junction of Union Road, and then about 3/4 of the way up the hill turn left into Oriole Drive and then turn right after a quarter of a mile into Hillcrest Park. You will then find the house after a short distance on the right hand side. Approximate distance from the city centre is 1.25 miles.

### DESCRIPTION

A very attractive detached residence positioned in a very quiet No Through road close to the City and University with lovely elegant rooms, beautiful gardens and city and countryside views. Light entrance hall with original turning staircase, cloakroom, large double aspect sitting / dining room, fully fitted kitchen with large full length double glazed windows overlooking the garden. Separate utility, sun room with sun terrace access, downstairs study and second bathroom. Upstairs are four bedrooms, two good sized with open aspects to the front, a third with a balcony and one to the rear. Family bathroom with separate shower. From the landing is a pull down ladder giving access to a large loft room ideal for conversion (subject to Planning).

### SITUATION

The property is located in a quiet elevated position with far reaching views down the Exe Estuary and towards Dartmoor, in one of Exeter's most favoured areas in a quiet no through road above the University and about 1.25 miles from the city centre, which provides a number of excellent private and state schools at all levels together with a red brick university and expanding college. The City affords excellent sports and leisure facilities being situated on the river and offering a selection of theatres, cinemas, museum, cathedral, football, rugby and leisure centres. Rail links to London Paddington about two hours. Exeter Airport is about five miles away providing regular air services to the UK and International destinations.

### The accommodation comprises;

#### Ground Floor

Obscure glazed and wooden door opening to ....

**ENTRANCE HALL** A lovely light hallway with original wood flooring. Attractive turning staircase with understairs recess. Central heating radiator.

**DOWNSTAIRS CLOAKROOM** White suite comprising low level WC. Wash hand basin with cupboards below. Tiling to floor and walls. Obscure double glazed window.

**SITTING / DINING ROOM** 28'1" x 14'11" (8.56m x 4.55m)  
A wonderful light double aspect room with fabulous open outlook to the front from the two large double glazed bay windows and double glazed window to side. Coal effect gas fire with Minster fireplace and mantel in the sitting area. In the dining area is a second coal effect gas fire on hearth. Picture rail. Six wall light points. Two central heating radiators.

**KITCHEN / BREAKFAST ROOM** 17'1" x 14'10" (5.2m x 4.52m)

A lovely light room with fabulous outlook over the private garden from the breakfast area. The kitchen is modern and comprises floor and wall mounted cupboard and drawer units with roll edge worktop surfaces over. Pelmet lighting. Tiled splashback. Fitted double oven with electric hob with extractor hood and light over. Integrated fridge, freezer, dishwasher and washing machine. Space for microwave. Central island with integrated ironing board. Single drainer acrylic sink unit with mixer tap. Two glass display cabinets with lighting. Wine rack. Three central heating radiators. Large double glazed window to rear. Double glazed door to side. Tiled effect flooring.

**STUDY** 8'6" x 6'1" (2.6m x 1.85m)

Double aspect window to side and to rear again overlooking the garden. Central heating radiator. BT point. Arch to ....

**UTILITY** 8'6" x 5'11" (2.6m x 1.8m)

Floor and wall mounted cupboards. Single drainer stainless steel sink unit. Wall mounted shelving. Wall mounted Vaillant boiler. Central heating radiator.

#### INNER HALL

**DOWNSTAIRS BATHROOM** White suite comprising wooden panelled bath with shower attachment. Wash hand basin with cupboard below. Low level WC. Tiling to ceiling height. Obscure double glazed window for natural light.

**SUN ROOM** 16'6" x 8'2" (5.03m x 2.5m)

A lovely light room with double glazed French door opening onto the sun terrace. Double glazed window on either side. Central heating radiator.

#### First Floor

**LANDING** Double glazed window to side. Picture rail. Airing cupboard housing shelving and central heating



radiator. Access to large loft space with pull down ladder and light.

**MASTER BEDROOM** 14'10" x 13'3" (4.52m x 4.04m)  
A light double aspect room with lovely country views over the valley from the double glazed bay window. Double glazed window to side. Picture rail. Built-in wardrobe with cupboard above.

**BEDROOM 2** 13'2" x 11'11" (4.01m x 3.63m)  
A good size double aspect room with double glazed windows to front and side with lovely country views. Built-in cupboard with cupboard above. Central heating radiator.

**BEDROOM 3** 18'1" x 6'5" (5.51m x 1.96m)  
A long room with archway in the middle. Two double glazed windows to rear overlooking the garden. Picture rail. Central heating radiator. BT point.

**BEDROOM 4** 10'10" x 8'6" (3.3m x 2.6m)  
Double glazed patio doors opening onto a decked sun balcony with electric sun blind. Cast iron railings. A superb view over the City. Central heating radiator.

**BATHROOM** Modern suite with attractive tiling. Corner bath with shower attachment. Separate tiled shower cubicle with Gainsborough shower. Spotlights. Extractor fan. Wash hand basin with cupboard below and mirror above with lighting and shaver socket. Low level WC. Tiled flooring. Spotlighting. Three obscure double glazed windows for natural light.


**LOFT SPACE** 24' x 10'1" (7.32m x 3.07m)  
Access via a pull down ladder. A large loft room ideal for a full conversion. Two double glazed velux windows to rear. Undereaves storage. Power and light.


**Outside**

A drive providing parking for two cars gives access to the **DOUBLE GARAGE** Up and over door. Power, light and water.

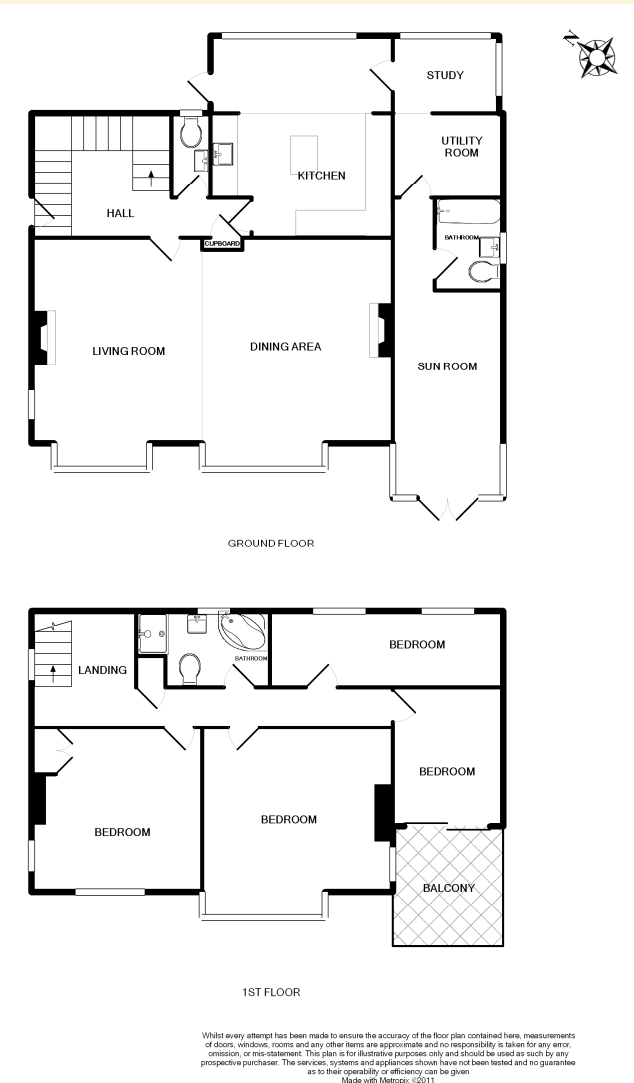
Two pathways lead up to the beautiful landscaped **FRONT GARDEN** with an array of lovely colourful plants providing an assortment of colours throughout the year, including Tulips, Fuschias, Rose bushes and Ferns. The main pathway has solar panel lighting and also leads to a decked **SUN TERRACE** on the roof of the double garage with lovely south westerly views. Outside lighting. Access either side of the property leads to the ....

**REAR GARDEN** The rear garden is lovely and very private. It can also be enjoyed from the kitchen / breakfast room. Mainly laid to lawn with crazy paved path all the way around. Three little patios. Lovely **PERGOLA** with attractive flowering climbers. Again there is well stocked flower beds including Rose bushes and Fuschias and an impressive Maple tree sheltering the timber **SUMMERHOUSE**.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-58)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





**VIEWING:** Strictly by appointment with the agents, before viewing, please contact us to discuss any matter which may affect your decision to buy.

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