



## 5 PENHAVEN COURT, PARKHAM, EX39 5FP

£495,000

A luxury 4 bedroom, 2 en-suite, executive style detached house situated on a select development within this most sought after village, affording contemporary, high specification accommodation with landscaped garden, garage & off road parking.

The Penhaven Development is set in tranquil leafy surroundings within the popular Devon village of Parkham. The small secluded development provides a range of high specification executive homes offering contemporary accommodation equipped for modern living.

This beautifully constructed detached four-bedroom family home combines generous living space with high-quality finishes and modern, eco-conscious features, including solar panels and an air source heat pump.

With a private south-facing garden, detached garage, and off-road parking for multiple vehicles, the property is ideally suited to growing families or those seeking comfort, space, and a relaxed countryside lifestyle.

The accommodation opens into a spacious entrance hall with a convenient ground-floor W.C., leading through to an impressive kitchen/dining room. Designed for both everyday living and entertaining, this stunning space features bi-fold doors opening directly onto the garden, a stylish shaker-style kitchen with integrated appliances, a breakfast bar, and a separate utility room with additional garden access. A bright and welcoming sitting room overlooks the front of the property, providing a calm retreat. Completing the ground floor is a versatile additional room, ideal for use as a study, playroom, or fifth bedroom.

Upstairs, the first floor offers four well-proportioned bedrooms, two of which benefit from contemporary en suite shower rooms, alongside a modern family bathroom fitted with a shower over the bath. Thoughtful design details, including an elegant oak staircase, further enhance the home's refined finish.

Outside, the south-facing rear garden has been thoughtfully designed for ease of maintenance, featuring a turfed lawn, patio terrace for outdoor dining, and direct access to the detached garage.

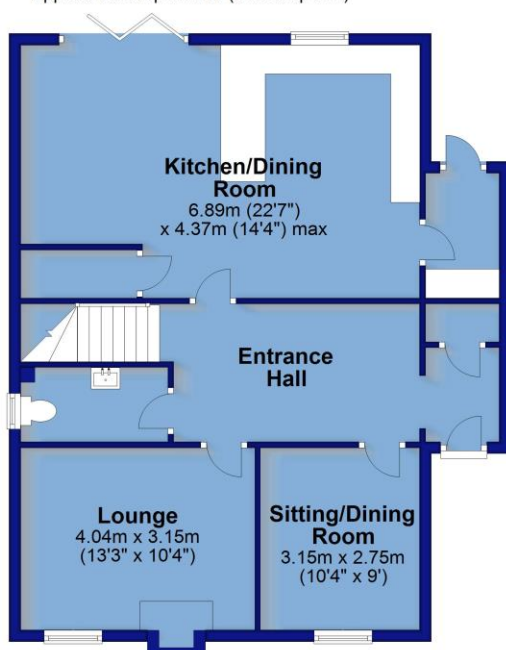
#### General Features

- 10 Year Building Warranty
- Energy Efficient Air Source Heat Pump & providing central heating & underfloor heating
- uPVC Double Glazed Windows
- Multi-Point Security to all doors & windows
- Composite Front Doors



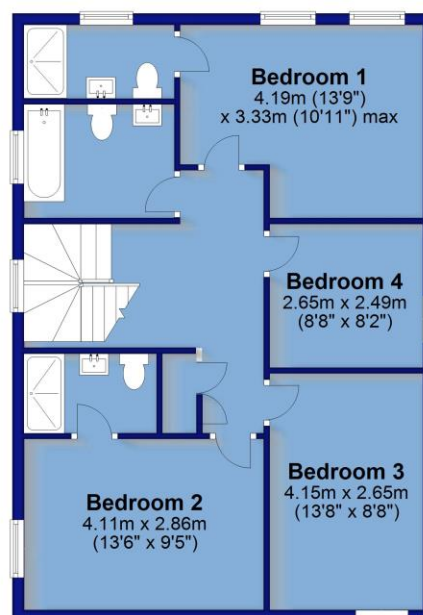
#### Ground Floor

Approx. 76.0 sq. metres (817.6 sq. feet)



#### First Floor

Approx. 69.0 sq. metres (743.1 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.