



Great Park Close, Bishopsteignton, TQ14 9FD

Offers in Excess of £795,000

A beautifully-appointed 2011-built detached property set in a prestigious development with estuary views. Reception hall, cloakroom, utility and study/snug. Free-flowing sitting and dining spaces opening to the luxury kitchen. Four first floor bedrooms (one with en-suite shower room and one with balcony.) Family bathroom and second floor principal bedroom suite with luxury bathroom. Driveway, double garage, south-facing garden and estuary views.

- A 2011-BUILT LUXURY DETACHED HOME
- SET IN A PRESTIGIOUS DEVELOPMENT WITH ESTUARY VIEWS
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- RECEPTION HALL, UTILITY, CLOAKROOM AND SNUG/STUDY
- FREE-FLOWING SITTING/DINING ROOM OPENING TO THE STYLISH KITCHEN
- FOUR FIRST FLOOR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- FIRST FLOOR BALCONY AND LUXURY FAMILY BATHROOM
- SECOND FLOOR PRINCIPAL BEDROOM SUITE WITH ELEGANT FIVE-PIECE BATHROOM
- DRIVEWAY, DOUBLE GARAGE AND ATTRACTIVE SOUTH FACING GARDEN



Property Description

SITUATION

Great Park Close sits in an appealing "tucked away" position close to the heart of ever-popular Bishopsteignton. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

DESCRIPTION

This outstanding detached property sits in a select small development built by the prestigious house builder Heritage Homes and completed in 2011. The beautifully appointed accommodation is arranged over three levels. On the ground floor there is a welcoming reception hall with a utility room and a cloakroom leading off. Additionally there is under floor heating throughout the ground floor. The free-flowing sitting/dining and kitchen spaces have a feature log burning stove in the sitting area and French doors in the sitting and dining areas open to the south facing garden. The stylish luxury kitchen has been recently revamped and has some good quality integrated appliances. Additionally to the ground floor there is a snug/study, providing a good versatile space. At first floor level there are four double bedrooms, one of which has an en-suite shower room, the luxury four-piece family





bathroom and, also leading off one of the first floor bedrooms there is a fantastic south-facing balcony. Some of the upper floor rooms and the balcony enjoy good estuary views. On the second floor there is a fantastic triple aspect principal bedroom suite, enjoying good views and there is an elegant five-piece luxury bathroom on this level too. Outside to the front of the property a brick paved driveway provides ample parking and leads to an electric door opening to the double garage. Outside to the rear of the property there is an attractive enclosed south facing garden with a recently re-laid paved terrace.

From the paved entrance area with canopy and outside lighting the feature oak panel, part double glazed front door is approached leading to the...

RECEPTION HALL

An attractive and welcoming space with feature Porcelanosa tiling and under floor heating, with the under floor heating extending throughout the ground floor. A feature staircase with oak balustrade rises to the first floor and there are oak panel doors to the principal rooms.

LOBBY AREA

With Porcelanosa tiling and oak panel doors to...

CLOAKROOM WC

With Porcelanosa floor tiles and a good quality two piece suite with feature tiled surrounds, comprising a WC and a wall mounted wash hand basin with large mirror over. Extractor fan.

UTILITY ROOM

With Porcelanosa tiling and a front facing uPVC double glazed window with bespoke shutters. There is a fitted unit with an extensive area of composite work surface having feature tiled surrounds, cupboards above and beneath and an under-mounted, one and a quarter bowl Franke sink unit with mixer set. Under surface space and plumbing for a washing machine and under surface space for a tumble dryer.

SITTING/DINING ROOM, SNUG/STUDY AND KITCHEN

Beautiful free-flowing spaces comprising;

SITTING ROOM AREA: With feature ceramic floor tiles and uPVC double glazed French doors with uPVC double glazed windows to either side lead out to and overlook the south facing garden and terrace. There is a feature fireplace set into the chimney breast with a contemporary-style log burning stove with oak beam over. A side facing uPVC double glazed window has bespoke shutters. Oak double doors open to the SNUG/STUDY, with two front facing uPVC double glazed windows with bespoke shutters overlooking the approach and driveway. This is a good versatile space that could also serve as second a TV/sitting room. The sitting area free flows to the....

KITCHEN/DINING AREA: A wonderful space and a good "hub" for the house with the dining area having uPVC double glazed French doors with uPVC double glazed windows either side also leading out to the garden. There are feature ceramic floor tiles and the kitchen area is comprehensively fitted with a high quality range of floor and wall mounted units with extensive areas of stylish work surface with an inset one and a quarter bowl, single drainer stainless steel sink unit. There are complementary coloured mosaic tiled surrounds and integrated appliances include a five-ring Bosch gas hob with stainless steel surround and Siemens filter over, two Bosch ovens as well as an integrated fridge. There is space and plumbing for a dishwasher and a recess for an American-style fridge/freezer. There are spotlights to the ceiling and a separate matching unit with feature cabinet and downlighters. A uPVC double glazed door leads out to the driveway and a rear facing uPVC double glazed window overlooks the back garden. A full height cupboard houses the Worcester boiler supplying central heating boiler.

FIRST FLOOR LANDING

With a feature oak balustrade and stairs with an oak balustrade rising to the second floor. Radiator and a uPVC double glazed tilt and turn window with feature shutters

has some outlook over the surrounding area towards the Little Haldon hills in the distance. Feature oak panel doors open to the first floor rooms and an oak panel door opens to the AIRING CUPBOARD, with the large pressurized hot water cylinder and a slatted shelf.

FIRST FLOOR BEDROOM ONE

A lovely room with two uPVC double glazed tilt and turn windows with bespoke shutters overlooking the garden and having wonderful views beyond towards the Teign estuary, Ringmore, and the rolling countryside above Combeinteignhead. Double oak doors open to a fitted wardrobe and an oak door opens to the....

EN-SUITE SHOWER ROOM

With a designer three-piece suite comprising a feature tiled shower cubicle with dual controls, a wall mounted wash hand basin with mixer set, a medicine cabinet and shaver point above and a WC. Feature tiling to floor and walls and a ladder-style radiator/towel rail. uPVC opaque double glazed window, spotlights to ceiling and extractor fan.

FIRST FLOOR BEDROOM TWO

With two front facing uPVC double glazed tilt and turn windows with bespoke shutters and some views over the surrounding area. Radiator.

FIRST FLOOR BEDROOM THREE

With uPVC double glazed French doors leading out to a wonderful BALCONY, being of a good size with composite decking and a glass balustrade and having fabulous views over the surrounding area towards the Teign estuary, Shaldon, the Ness, rolling countryside and with glimpses of the sea. Radiator.

FIRST FLOOR BEDROOM FOUR

With a front facing uPVC double glazed tilt and turn window with bespoke shutters and some outlook over the surrounding area. Radiator and a recessed wardrobe with double oak doors.

FAMILY BATHROOM

Fitted with a luxury four-piece suite comprising a deep Loufen bath with triple controls, a wall mounted wash hand basin with medicine cabinet and extractor fan above, a large shower cubicle with feature tiling, a large screen and dual controls and a WC. Feature ceramic tiling to walls and floor, spotlights to the ceiling and a uPVC opaque double glazed window. Ladder style radiator/towel rail.

SECOND FLOOR LANDING

With Velux style window with integrated blind having fantastic views towards the estuary and rolling countryside beyond, radiator, oak doors to...

PRINCIPAL BEDROOM SUITE

A wonderful triple aspect room with an arched, side facing uPVC double glazed window having fantastic views over parts of the village, taking in views towards the estuary, glimpses of the sea, the Little Haldon hills and the vineyard. A front facing uPVC double glazed window also has good views towards the rolling hills above the village and a large Velux style window with an integrated blind enjoys views towards the estuary and beyond. Radiator. An oak door opens to the....

LARGE WALK IN WARDROBE

With fitted open shelves, storage units and coat hooks.

LUXURY BATHROOM

Serving the principal bedroom with two uPVC opaque double glazed windows, spotlights to the ceiling and a hinged access to the loft space. There is Porcelanosa tiling to the floor and walls and an elegant five-piece suite comprising twin wall mounted Loufen wash hand basins with mixer taps, a large mirror and shaver point above, a deep Loufen bath with triple controls, a large shower cubicle with dual heads and dual controls and a WC. Ladder style radiator/towel rail.

OUTSIDE

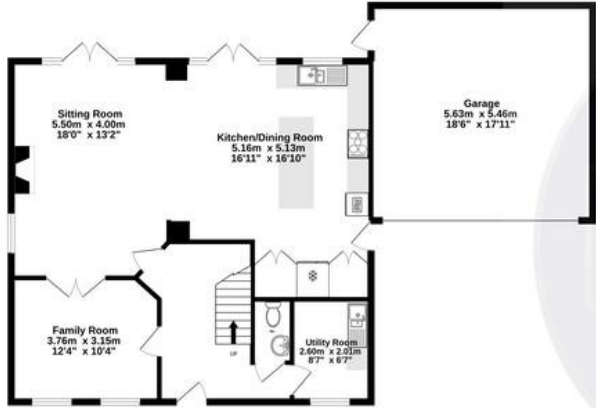
The property has a pleasant approach, being set in a "tucked away" part of the development. To the front/side of the property there is a block-paved driveway, providing ample PARKING and an electric door opens to the DOUBLE GARAGE with eaves storage space, power and light and a uPVC double glazed door opens to the outside at the rear. Outside to the rear of the property there is a lovely enclosed south facing garden. Immediately behind the house there is a recently re-laid, paved terrace providing a good area for outdoor entertaining etc. There are external power points and a side area with two small timber sheds and gated access leading back to the front. Beyond the terrace the garden is primarily to lawn with feature pebble-laid borders and, at the end of the garden there is a large bed retained by timber work, being laid to bark chippings and with a good array of shrubs and specimen plants etc. The back garden is enclosed by timber fencing.

MATERIAL INFORMATION - Subject to legal verification

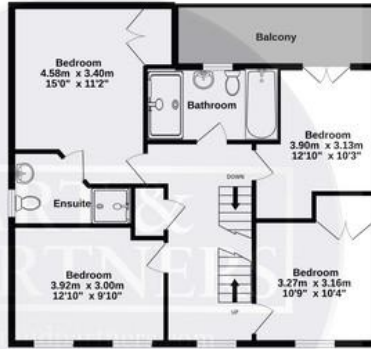
Freehold
Council Tax Band F



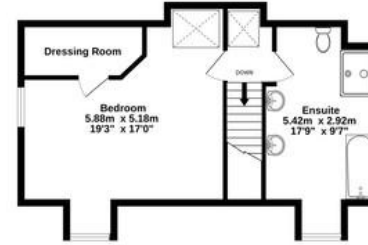
Ground Floor
108.6 sq.m. (1169 sq.ft.) approx.



1st Floor
71.8 sq.m. (772 sq.ft.) approx.

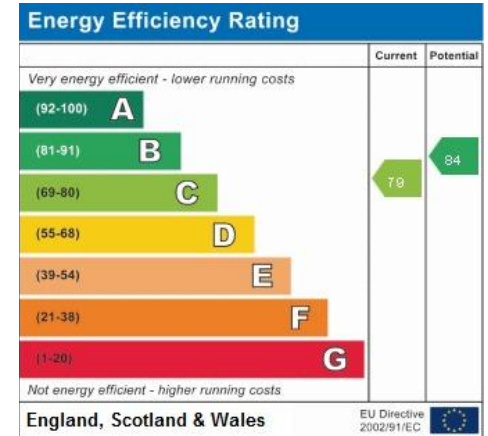


2nd Floor
44.0 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 224.3 sq.m. (2415 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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