



Kestrel Way, Dawlish, EX7 0FY

Guide Price £400,000 - £425,000

- BEAUTIFUL DETACHED FAMILY HOME
- ON POPULAR REDROW DEVELOPMENT ON THE OUTSKIRTS OF TOWN
- RECEPTION HALL, SITTING ROOM
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- FOUR BEDROOMS (ONE EN-SUITE)
- FAMILY BATHROOM, ADDITIONAL CLOAKROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING AND GARAGE

Dart & Partners are pleased to bring to the market this beautiful four bedroom detached family home built by Messrs Redrow Homes. Situated on a popular development on the outskirts of Dawlish on a small private road. The property is presented to a very good standard and has accommodation briefly comprising; reception hall, sitting room, kitchen diner, cloakroom, four bedrooms, master en-suite, family bathroom, uPVC double glazing, gas central heating. Enclosed rear garden. Garage and driveway parking for several vehicles. An internal viewing comes highly recommended to appreciate the fantastic accommodation on offer.



Property Description

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Glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points, useful under stairs storage cupboards.

CLOAKROOM

With obscure uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted corner wash hand basin with tiled splash back, radiator, wall mounted consumer unit.

SITTING ROOM

uPVC double glazed window to front, radiator, power points, telephone socket, television aerial connection point.

KITCHEN/DINER

With uPVC double glazed window and patio doors to rear aspect, matching range of high gloss wall and base units with roll top work surface over, matching up-stand, inset one and a half bowl stainless steel sink drainer, integrated eye level double electric oven, integrated fridge freezer, integrated dishwasher, four burner gas hob with stainless steel extractor canopy above, power points, modern vertical designer radiator. Door opening to UTILITY CUPBOARD with space and plumbing for washing machine and tumble dryer with roll top work surface. Power points, television aerial connection point.





FIRST FLOOR LANDING

Power points, radiator, loft access hatch.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points, range of built in wardrobes. Door to...

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, large walk in shower enclosure with glazed door, tiled splash backs, wall mounted mains fed shower, tiled flooring, vanity mirror, shaver socket, chrome ladder heated towel rail, extractor fan.



FAMILY BATHROOM

Obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, panelled bath with wall mounted mains fed shower over, glazed shower screen, tiled splash backs, chrome ladder heated towel rail, vanity mirror, shaver socket, extractor fan.

BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

BEDROOM THREE

uPVC double glazed window to rear, radiator, power points.

BEDROOM FOUR

uPVC double glazed window to front, radiator, power points.

AIRING CUPBOARD

Accessed via the first floor landing. With pressurised hot water cylinder, slatted shelving, wall mounted gas boiler.

OUTSIDE

To the front is a delightful garden with well stocked flower beds with a paved patio leading to the front door. DRIVEWAY PARKING ahead of the GARAGE for several vehicles. Side access gate leading to the rear garden. The rear garden is a landscaped, fully enclosed garden which is mainly laid to lawn



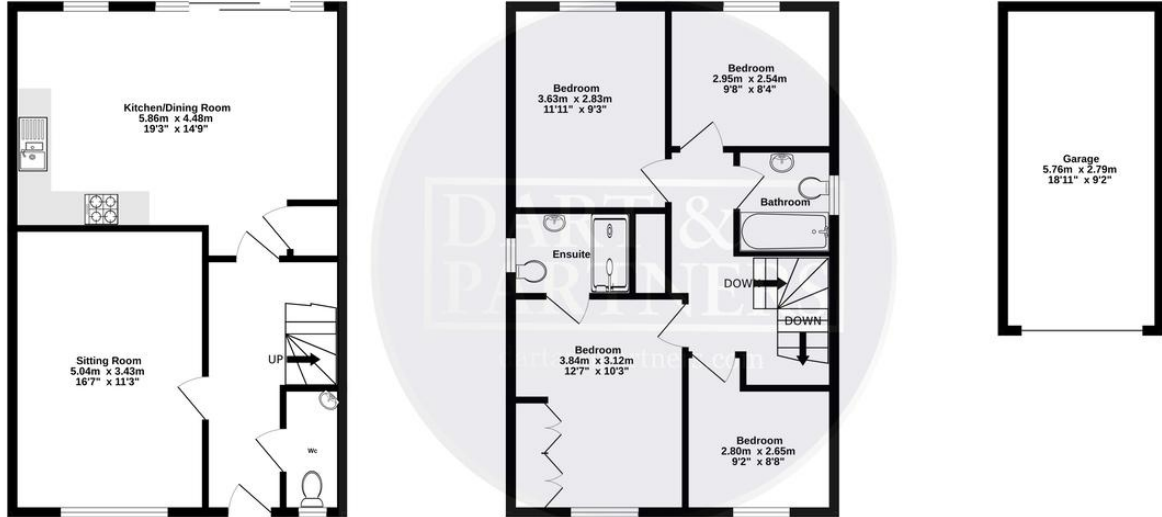
with an area of paved patio, and enjoys a westerly aspect. Outside water tap.

GARAGE

Single detached garage with metal up and over door, power and light.

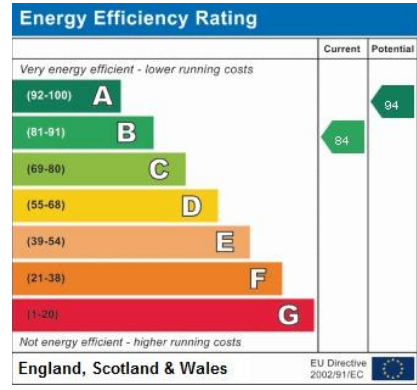
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band D



TOTAL FLOOR AREA : 120.4 sq.m. (1296 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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