



- SUBSTANTIAL EXECUTIVE DETACHED PROPERTY
- LIVING ROOM
- SPACIOUS KITCHEN/DINER
- 4 BEDROOMS, 2 WITH EN-SUITES
- LARGE UTILITY/GYM
- FAMILY BATHROOM
- DOUBLE GARAGE/STORE
- DRIVEWAY/PARKING
- GARDEN, UPVC DOUBLE GLAZING

Curlew Way, Dawlish, EX7 0FT

Guide Price £599,999

A substantial modern four bedroom detached property. Built by Messrs Redrow Homes, as part of the Heritage range. Situated on the edge of a popular development just outside Dawlish. The property benefits from two ensuite bedrooms, spacious kitchen diner, living room, snug, large utility/gym, garage/store, four bedrooms, family bathroom, driveway parking, garden, uPVC double glazing and gas central heating.



Property Description

Glazed composite front door leads into...

RECEPTION HALL

A large reception hall with doors to principal rooms and stairs rising to first floor. Radiator, power points.

LIVING ROOM

uPVC double glazed windows to front, power points, television aerial connection point.

KITCHEN/DINER

uPVC double glazed window to rear, uPVC double glazed double opening doors onto rear garden, obscure glazed composite back door giving access to rear garden.

KITCHEN: Modern range of wall and base units, roll top work surface over, inset stainless steel sink, two integrated electric fan ovens, induction hob with modern angled extractor fan over, integrated wine cooler, tiled splash backs, power points, integrated dishwasher and 70/30 fridge freezer, cupboard housing the homes broadband ultra fast network hub, power points, radiator, space for large dining table.

SNUG

uPVC double glazed windows to rear, radiator, power points, television aerial connection point.

CLOAKROOM

Obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, radiator, tiled splash backs.

UTILITY ROOM/GYM

Large utility room and gym with matching wall and base units, roll top work surface over, inset composite sink drainer, space and plumbing for washing machine and tumble dryer, vertical radiator, power points, extractor fan. Door to store.





GARAGE/STORE

With metal up and over door, power points, wall mounted electric consumer unit.

FIRST FLOOR LANDING

uPVC double glazed windows to front, radiator, power points, door to airing cupboard housing pressurised hot water cylinder and associated pipework.

BEDROOM ONE

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

ENSUITE 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 with mains fed rainwater head, tiled splash backs, chrome ladder heated towel rail, shaver socket, extractor fan.

BEDROOM TWO

uPVC double glazed windows to rear enjoying a lovely open outlook onto fields beyond, radiator, power points. Door to...

ENSUITE SHOWER ROOM

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

FAMILY BATHROOM

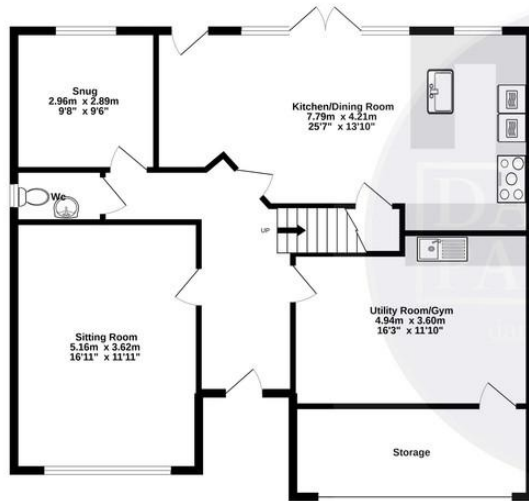
Obscure uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted wash hand basin, panelled bath with mains fed shower over, glazed shower screen, tiled splash backs, extractor fan, chrome ladder heated towel rail, shaver socket.

BEDROOM THREE

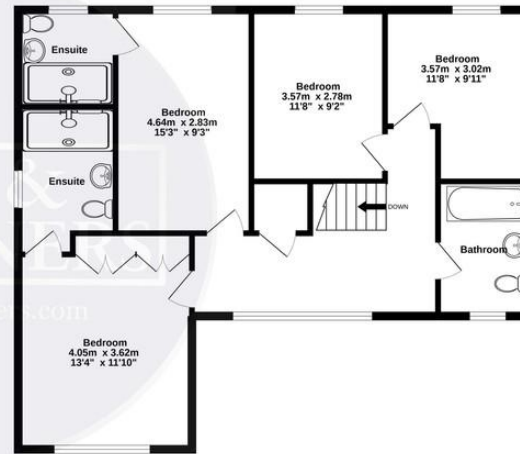
uPVC double glazed window to rear, radiator, power points.



Ground Floor
97.9 sq.m. (1054 sq.ft.) approx.

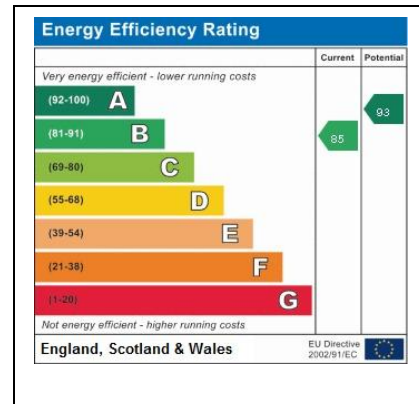


1st Floor
77.9 sq.m. (838 sq.ft.) approx.



TOTAL FLOOR AREA : 175.8 sq.m. (1892 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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BEDROOM FOUR

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

OUTSIDE

Driveway PARKING for two vehicles in front of the DOUBLE GARAGE / STORE.

The front garden is mainly laid to lawn, bordered by various plants and shrubs and a pathway leading to the front door, Pod point EV Charging point. To the rear the garden has been extensively professionally landscaped and offers a beautiful space to relax or enjoy alfresco dining, fully enclosed with shiplap fencing. Outside power points and outside tap.

STORE

Metal up and over door. Lighting, power points, wall mounted consumer unit.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band E



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements