



- STUNNING EXECUTIVE STYLE (THE CAMBRIDGE) DETACHED PROPERTY
- REDROW HOMES CONSTRUCTION, SITUATED IN FAVOURED LOCATION
- SITTING/LIVING ROOM
- KITCHEN/DINING/FAMILY ROOM WITH SOME INTEGRATED APPLIANCES
- ALSO WITH PATIO DOORS OPENING TO THE REAR GARDEN
- UTILITY ROOM, CLOAKROOM, FAMILY BATHROOM
- FOUR BEDROOMS WITH ONE EN-SUITE
- BEAUTIFUL GARDEN WITH LAWN AND PATIO AREA
- GARAGE AND DRIVEWAY PARKING

Curlew Way, Dawlish, EX7 0FT

Guide Price £550,000

Dart & Partners are delighted to present this stunning executive style four bedroom detached property constructed by Messrs Redrow Homes. situated in the favoured location "The Copse", with accommodation briefly comprising; reception hall, sitting/living room, kitchen/dining/family room, cloakroom, utility room, four bedrooms (master with en-suite), beautiful garden, driveway parking, garage, uPVC double glazing and gas central heating. An internal viewing comes highly recommended to appreciate the wonderful accommodation on offer.



Property Description

Obscure glazed composite front door into...

RECEPTION HALL

With obscure glazed uPVC window to front. Doors to principal rooms and stairs rising to first floor. Radiator, power points. Door to...

CLOAKROOM

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, pedestal wash hand basin with tiled splash back, radiator, coat hanging hooks.

SITTING ROOM

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

KITCHEN/DINING/FAMILY ROOM

uPVC double glazed window to rear along with uPVC double glazed sliding patio doors to rear garden, modern high gloss range of wall and base units with integrated electric oven and combination microwave oven. Timber effect roll top work surface with four ring induction hob, inset one and a half bowl stainless steel sink drainer, pan drawers, useful under stairs storage cupboard, two radiators (one being a modern vertical radiator), power points, switch for outside light, integrated fridge freezer, TV aerial point. Door to...

UTILITY ROOM

With matching range of wall and base units with timber effect roll top work surface over, inset stainless steel sink drainer, space and plumbing for washing machine, space for vented tumble dryer, tiled splash backs, obscure glazed composite back door giving access out to driveway, extractor fan, wall mounted gas boiler housed in matching wall cupboard, switch for outside light.

FIRST FLOOR LANDING

Radiator, power points, loft access hatch. Doors to...





BEDROOM ONE

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



EN-SUITE

Modern white suite comprising close coupled WC, pedestal wash hand basin, walk-in shower with sliding glazed door, mains fed shower, tiled splash backs, two shaver sockets, chrome ladder heated towel rail, mirror, extractor fan, obscure uPVC double glazed window to side

BEDROOM THREE

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



BEDROOM FOUR

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



FAMILY BATHROOM

Obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with folding glazed shower screen, mains fed shower, tiled splash backs, chrome ladder heated towel rail, extractor fan. Door opening to airing cupboard housing pressurised hot water cylinder and slatted shelving.

BEDROOM TWO

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



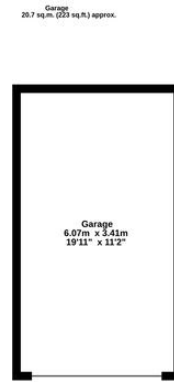
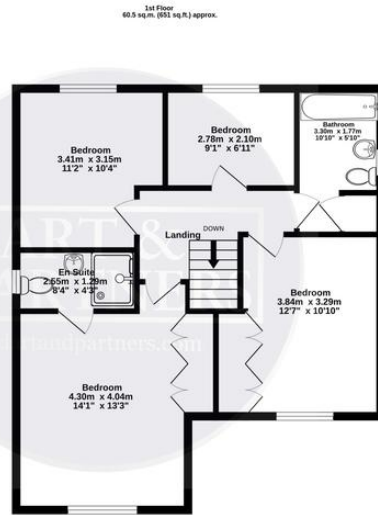
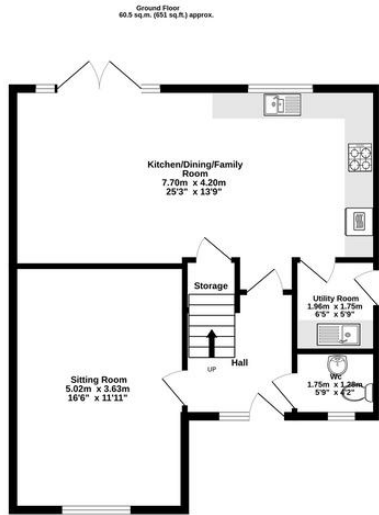
OUTSIDE

To the front is a well stocked pretty front garden with pathway giving access to the front door. DRIVEWAY PARKING for two vehicles ahead of the SINGLE GARAGE. The rear garden enjoys a sunny aspect and a good degree of privacy and is predominantly laid to lawn with an array of mature plants and shrubs bordering. Paved patio, perfect for alfresco dining and/or entertaining. Outside water tap. Raised timber planter. Side access gate giving access to driveway and garage.



SINGLE GARAGE

With metal up and over door, power and light.



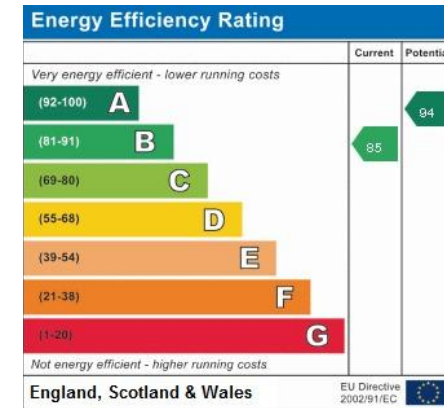
TOTAL FLOOR AREA : 141.6 sq.m. (1525 sq.ft.) approx.

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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MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



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