



- DETACHED FOUR BEDROOM HOUSE
- NEUTRAL MODERN DECOR
- SITTING ROOM, KITCHEN DINER, UTILITY
- CLOAKROOM, FAMILY BATHROOM
- CONSERVATORY
- REAR GARDEN
- DRIVEWAY PARKING, INTEGRAL GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

Lapwing Close, Dawlish, EX7 0GB

£525,000

Dart & Partners are pleased to present this stunning executive style four bedroom detached property constructed by Messrs Redrow Homes situated in favoured location "The Copse", with accommodation briefly comprising; sitting room, kitchen diner, conservatory, utility room, cloakroom, four double bedrooms, master with en-suite, family bathroom, driveway parking, garage, enclosed rear garden, decked seating area, uPVC double glazing, gas central heating.



Property Description

Covered entrance with obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Radiator, power points.

SITTING ROOM

With uPVC double glazed window to front enjoying a pleasant open outlook. Radiator, power points, television aerial connection point, telephone socket.

KITCHEN/DINER

This spacious kitchen diner has a matching range of high gloss wall and base units with roll top work surface, matching upstands, an inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, integrated fridge freezer, four burner gas hob with stainless steel extractor canopy above, tiled flooring, radiator, power points, space for dining table.

uPVC double glazed sliding doors opening into...

CONSERVATORY

With uPVC double glazed sliding doors opening onto decked seating area. Spotlights, power points, tiled flooring, TV socket.

UTILITY ROOM

With uPVC double glazed window to rear with fitted blind, obscure glazed composite rear door giving access to back garden, radiator, power points, generous storage cupboard with power points and telephone socket, high gloss base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for dishwasher and washing machine.

FIRST FLOOR LANDING

uPVC double glazed window to rear with fitted blinds, radiator, power points, loft access hatch. Cupboard housing hot water cylinder.





BEDROOM ONE

uPVC double glazed window to front with fitted blinds, enjoying a pleasant open outlook. Radiator, power points, range of built in wardrobes. Door to...

EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted wash hand basin, walk-in shower enclosure with sliding glazed doors, tiled splash backs and mains fed shower, extractor fan, chrome ladder heated towel rail.

FAMILY BATHROOM

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



BEDROOM TWO

uPVC double glazed window to rear with fitted venetian blinds, radiator, power points.

BEDROOM THREE

uPVC double glazed window to rear fitted with venetian blinds, radiator, power points.

BEDROOM FOUR

uPVC double glazed window to front with fitted venetian blinds, enjoying similar outlook to that of bedroom one. Radiator, power points.

CLOAKROOM

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

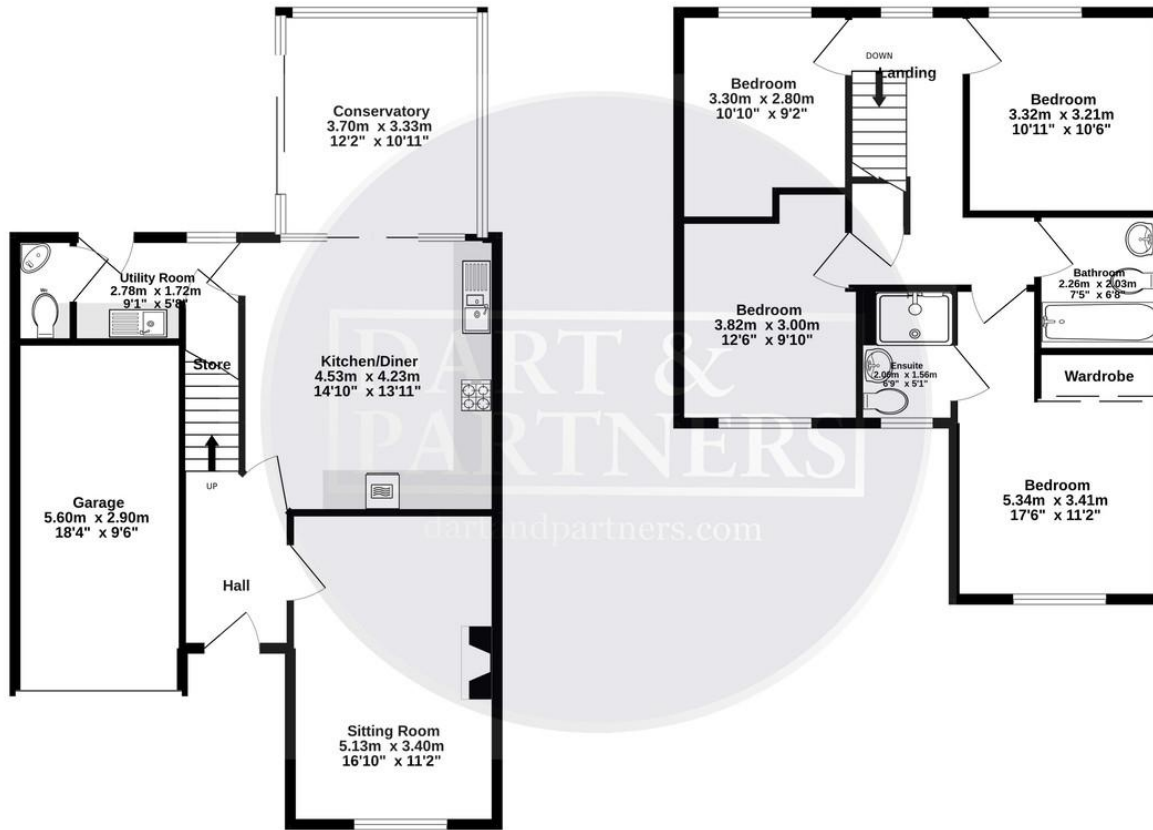
GARAGE

Integral garage with metal up and over door. Power and light. Wall mounted gas boiler, wall mounted electric consumer unit.



Ground Floor
77.3 sq.m. (832 sq.ft.) approx.

1st Floor
63.4 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA : 140.7 sq.m. (1515 sq.ft.) approx.

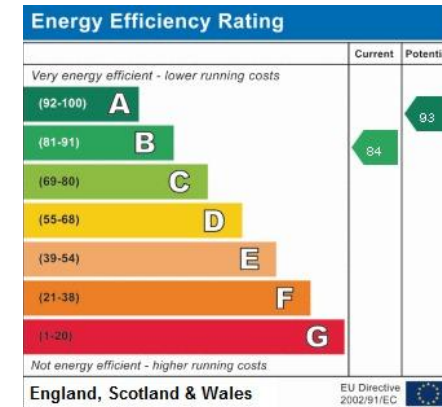
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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OUTSIDE

To the front is **DRIVEWAY PARKING** ahead of the **GARAGE**. The front garden is mainly laid to lawn with a variety of plants and shrubs bordering. Pathway and timber side gate giving access to rear garden. The rear garden is mainly laid to lawn and is fully enclosed by shiplap fencing. Generously sized decked seating area, perfect for entertaining and/or dining. Double outside power socket.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band TBC



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