



- BEAUTIFULLY PRESENTED EXECUTIVE STYLE DETACHED PROPERTY
- FAVOURED RESIDENTIAL CUL DE SAC LOCATION
- RECEPTION HALL, SITTING ROOM
- KITCHEN/DINING ROOM, UTILITY, CLOAKROOM
- THREE DOUBLE BEDROOMS, MASTER EN-SUITE
- FAMILY SHOWER ROOM
- FRONT & REAR GARDENS
- INTEGRAL GARAGE, DRIVEWAY
- uPVC D/G, GAS C/H

Lapwing Close, Dawlish, EX7 0GB

Guide Price £475,000

A beautifully presented executive style (Worcester) detached property constructed by Messrs Redrow Homes, situated in a favoured cul de sac location. Reception hall, sitting room, kitchen/diner, utility room, cloakroom, three double bedrooms, master en-suite, family shower room, front and rear gardens, driveway parking, integral garage, uPVC double glazing and gas central heating.



Property Description

Obscure glazed composite front door with matching side windows into....

RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Useful understairs storage cupboard, radiator, power points.

SITTING ROOM

uPVC double glazed bay window to front enjoying a pleasant outlook, radiator, power points, TV aerial connection point.

KITCHEN/DINER

Useful storage cupboard, uPVC double glazed window to rear and uPVC double glazed sliding doors giving access out onto the patio. The kitchen has a comprehensive range of matching wall and base units with central island, square edge work surface over, inset one and a half bowl composite sink drainer, integrated eye level double electric oven, four burner gas hob with stainless steel extractor canopy above, integrated fridge freezer and dishwasher, tiled splashbacks, radiator, space for dining table and chairs, door through to....

UTILITY ROOM

High gloss wall and base units with roll top work surface over, inset stainless steel sink drainer, space and plumbing for washing machine and tumble dryer, radiator, power points, extractor fan, obscure double glazed composite rear door giving access to back garden, door to....

WC

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

FIRST FLOOR LANDING

Loft access hatch, power points, airing cupboard with timber slatted shelving.





BEDROOM 1

uPVC double glazed bay window to front enjoying a lovely open outlook, range of built in wardrobes, radiator and power points, TV aerial connection point, door through to....

EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, glazed shower enclosure with wall mounted mains fed shower, extractor fan, chrome ladder heated towel rail.

BEDROOM 2

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

BEDROOM 3

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

WALK-IN STORAGE ROOM

Ideal office space or dressing room with power points.

FAMILY SHOWER ROOM

Obscure uPVC double glazed window to front, white suite comprising close coupled WC, wall mounted wash hand basin, large walk-in shower enclosure with tiled splashbacks and mains fed shower, glazed shower screen, chrome ladder heated towel rail, vanity mirror and shaver socket, wall mounted vanity units, door to over-stairs cupboard housing pressurised hot water cylinder and timber slatted shelving.

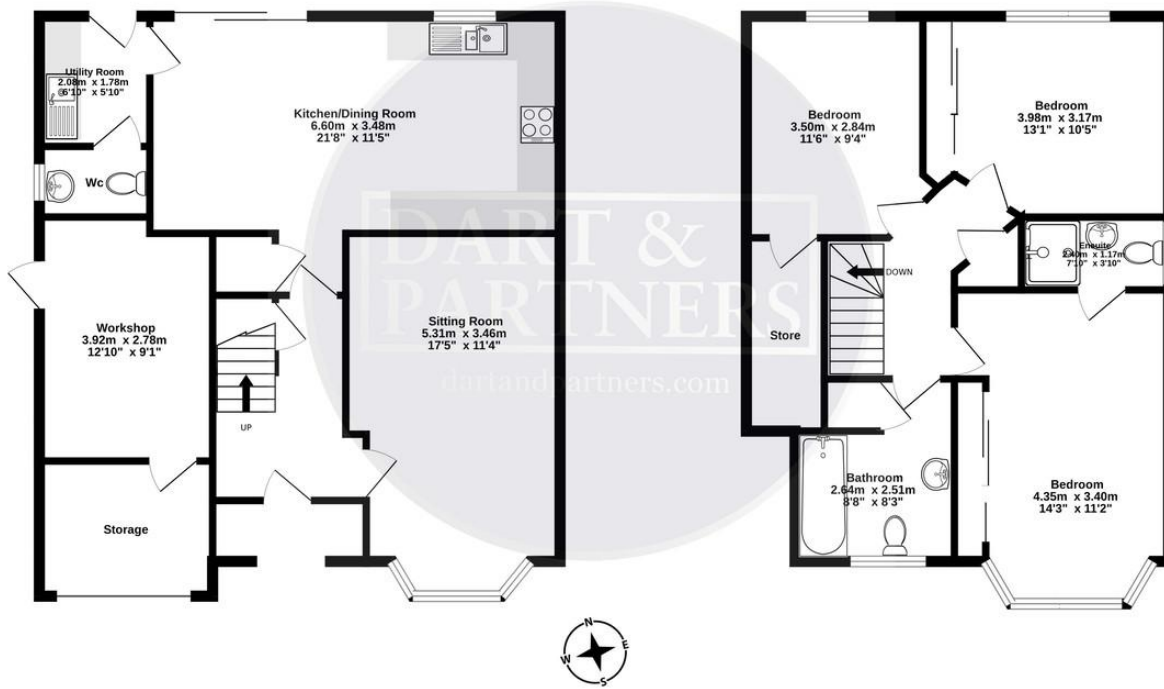


OUTSIDE

To the front, attractive front garden well planted with an array of plants and shrubs and area for a bench, driveway parking for two vehicles, integrated garage with electrically operated metal up and over door, power and light, currently arranged as a useful storage area, perfect for bicycles etc to the front of the garage with power points and wall mounted consumer unit whilst the main area of garage is currently arranged as a workshop with uPVC double glazed door to side, wall mounted gas boiler, power points. Paved path with timber gate gives access to the side of the property and around to

Ground Floor
75.9 sq.m. (817 sq.ft.) approx.

1st Floor
59.4 sq.m. (639 sq.ft.) approx.



TOTAL FLOOR AREA : 135.3 sq.m. (1456 sq.ft.) approx.

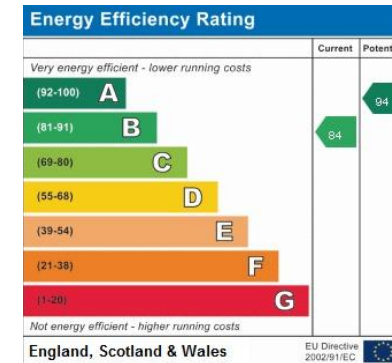
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024



the rear garden, EV car charging point. The rear garden is fully enclosed and has an area of paved patio, perfect for al-fresco dining or entertaining, outside water tap, small pond, well planted with a small area of lawn with a central pond, timber garden shed, outside light.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band E



9 Queen Street, Dawlish, Devon,
EX7 9HB

www.dartandpartners.com
01626 862057
property@dartandpartners.com

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