



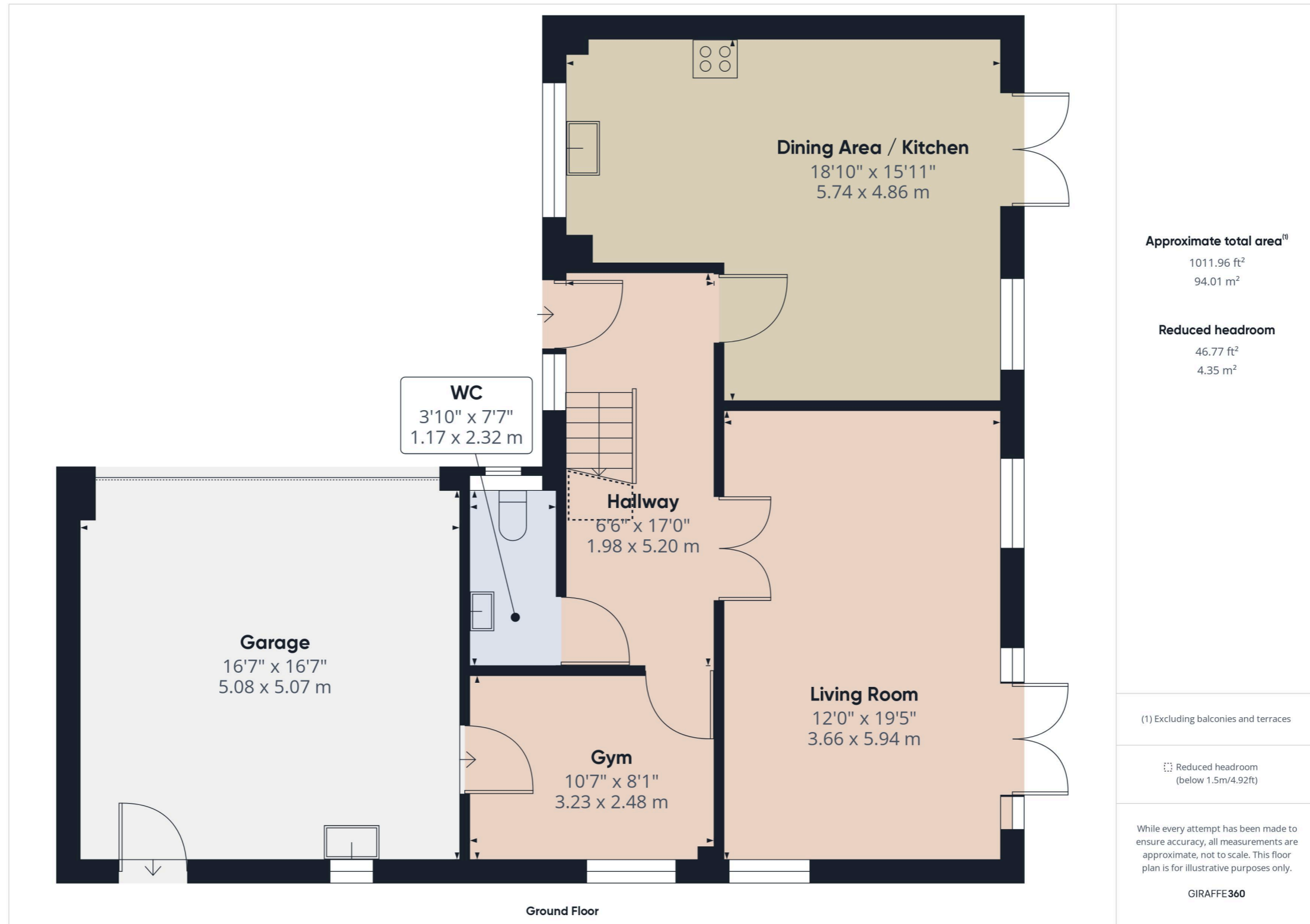
Ridgewater

Local • Independent • Experts

**4 Bedroom Detached House for Sale in Edginswell
Orchard, Edginswell Lane**

£675,000

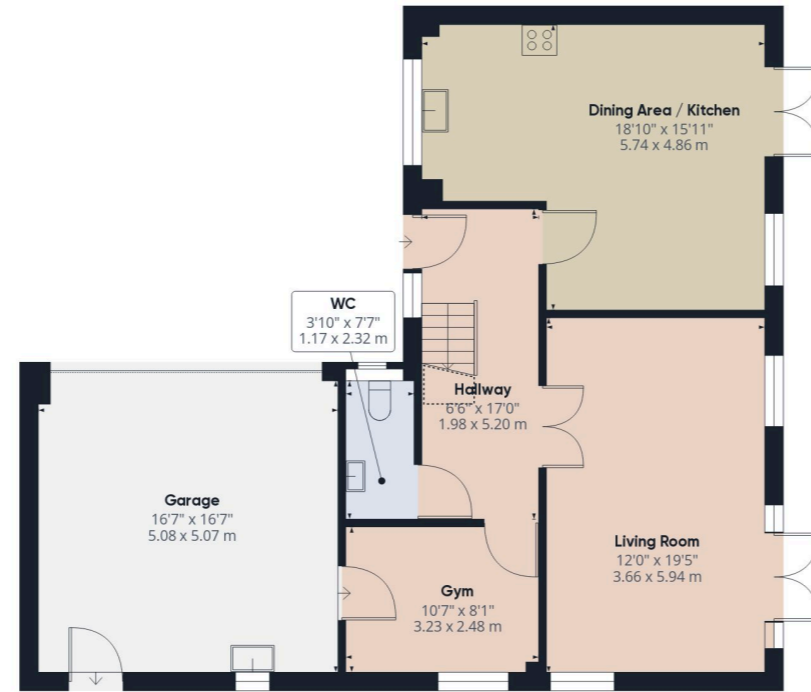
FLOOR PLAN



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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1960.74 ft²
182.16 m²

Reduced headroom

48.66 ft²
4.52 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DESCRIPTION

Braeburn Tor is set in an exclusive courtyard of just 4 individually designed executive detached homes, built in 2013 by local housebuilders Regal Heritage, this ex show home is in an ideal location for quick access to Exeter and further north, close to schools, supermarkets and Torbay Hospital as well as the town centres of Torquay and the market town of Newton Abbot. The property is also within easy access to local beaches and walking distance of the proposed Edginswell train station. This beautifully presented property is on a secluded corner plot with an attractive sundeck and patio, 4 generously sized double bedrooms, and an extensive master bedroom suite including a well-equipped dressing room and roomy ensuite.

This is the first time that one of these properties on this select development has come to the market since they were built.

The property is tucked in the corner of the courtyard and offers 2 parking spaces in front of the double garage, entering via the front door into the entrance hall which boasts a galleried landing and floor to ceiling double height glass around and over the front door. The hall offers underfloor heating with Karndean flooring and a solid wood staircase leading to the first floor.

The property has underfloor heating to the whole of the ground floor and is double glazed throughout with attractive wood doors to each room.

On the ground floor, doors lead off the hallway to:

Kitchen/Diner 18'10" x 15'11" (5.74m x 4.86m L shaped)

This spacious room offers a perfect space to cook and entertain with granite worktops, a range of wall and base units in gloss cream, Karndean flooring, underfloor heating. French doors to garden, dishwasher, under counter built in freezer and fridge, under cabinet lights. Window overlooking the front and rear.

Lounge 19'5" x 12'0" (5.94m x 3.66m) Double doors lead from the hallway, this well-proportioned room offers a flame effect fire, french doors with side glazed windows lead to the garden, bringing the outdoor in, dual aspect double glazed windows to rear and side flood the room with light.

Study / Gym 10'7" x 8'1" (3.23m x 2.48m) Currently used as a gym but would equally be very well suited to a home office, with door to garage and window to the side

The staircase leads to the galleried first floor landing with a door to the bedrooms and bathroom as well as a large storage/linen cupboard.

Master Bedroom Suite measures an impressive 21'0" x 17'0" and is divided into:

Master Bedroom 16'8" x 13'0" (5.10m x 3.97m) This large room has 2 Velux windows as well as a double glazed window to the front with a door leading to the

Dressing room 7'8" x 7'10" with built in wardrobes, a door leads to the:

Ensuite 8'7" x 7'8" (2.63m x 2.35m) with travertine tiles, large walk-in shower with thermostatic shower, double glazed window with obscure glass, toilet with hidden cistern, sink in wall hung vanity unit. Chrome heated towel rail.

Bedroom 2 12'0" x 11'10" (3.67m x 3.61m) Large double with double glazed window to the rear, radiator

Ensuite 6'4" x 9'10" (into recess for toilet) travertine tiles, walk-in corner shower with thermostatic shower, sink in wall hung vanity unit and toilet with hidden cistern, chrome heated towel rail.

Bedroom 3 12'0" x 11'4" (3.67m x 3.46m) large double with window to the rear, radiator.

Bedroom 4 12'1" x 11'9" (3.69m x 3.60m) Currently used as a home office/music room, this is another large double with windows to the rear and side.

Bathroom 7'7" x 6'3" (3.69m x 3.60m) travertine tiles, white bath with hand-held shower, wall hung sink and toilet with hidden cistern, chrome heated towel rail, tiled floor, double glazed window with obscured glass.

Double garage 16'7" x 16'7" (5.08m x 5.07m) with up and over garage door and utility area with plumbing for washing machine, space for tumble dryer and double sink, the garage also houses the boiler and hot water tank.

Gardens to rear and side with mature hedges and trees, a lawned area an attractive sundeck with glass and chrome surrounds and a paved patio area, perfect for alfresco living and entertaining. The Garden also has a 12' x 8' garden shed, perfect for storing garden furniture during the winter months.

The loft space is also boarded to provide an extensive area for storage.

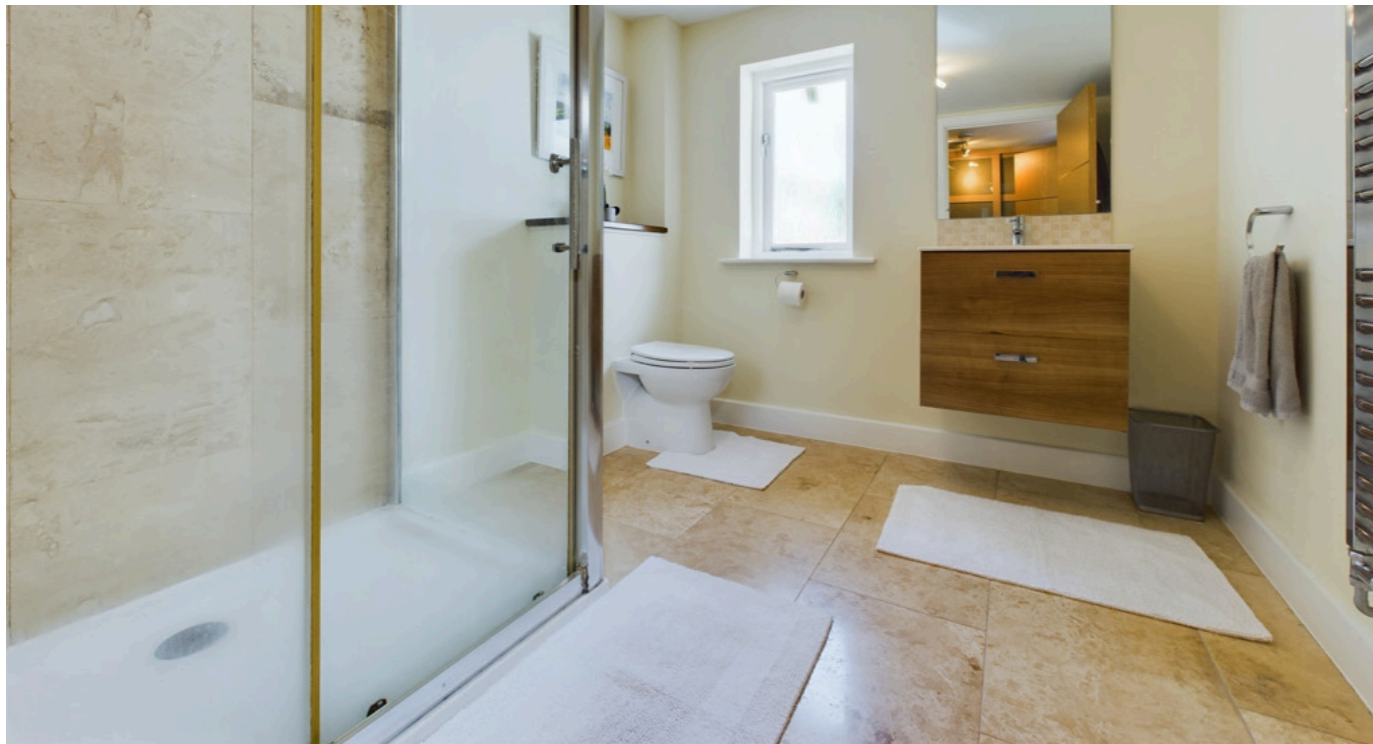
Council Tax Band F

EPC TBC

Freehold

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PHOTOS





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