



- BEAUTIFULLY PRESENTED DETACHED REDROW HOME
- SITUATED ON A POPULAR DEVELOPMENT ON THE OUTSKIRTS OF DAWLISH
- RECEPTION HALL, SITTING ROOM
- KITCHEN DINER, UTILITY, CLOAKROOM
- FOUR BEDROOMS INCLUDING ONE MASTER WITH ONE EN-SUITE
- FAMILY BATHROOM
- BEAUTIFUL GARDENS
- PARKING AND GARAGE

## Kestrel Way, Dawlish, EX7 0FY

£475,000

Dart & Partners are delighted to bring to the market this beautifully presented four bedroom detached family home built by Messrs Redrow Homes. Situated on a popular development on the outskirts of Dawlish. The property is beautifully presented throughout and has accommodation briefly comprising; reception hall, sitting room, kitchen diner, utility room, cloakroom, four bedrooms, master with en-suite, family bathroom, uPVC double glazing, gas central heating, garage, beautiful rear garden, driveway parking. An internal viewing comes highly recommended to appreciate the accommodation of offer.



## Property Description

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Obscure glazed composite front door into...

### RECEPTION HALL

With stairs rising to first floor and doors giving access to principal rooms. Radiator, power points, useful under stairs storage cupboard. Door through to...

### SITTING ROOM

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

### KITCHEN/DINER

With uPVC double glazed window and sliding double doors opening to rear garden. Door to useful pantry cupboard with power point and shelving. The kitchen has a comprehensive range of matching wall and base units with timber effect roll top work surface over, matching up-stand, inset one and a half bowl stainless steel sink drainer, integrated eye level electric oven, four burner gas hob with stainless steel extractor canopy above, integrated fridge freezer and dishwasher, power points, television aerial connection point, radiator, space for dining table.

### UTILITY ROOM

With matching base unit to that of the kitchen, timber effect roll top work surface, inset stainless steel sink drainer, space and plumbing for washing machine and tumble dryer, power points, tiled splash backs, radiator, obscure glazed composite





back door giving access out to rear garden.

#### CLOAKROOM

With obscure uPVC double glazed window to side, modern white suite comprising close coupled WC, corner wall mounted wash hand basin with tiled splash backs, radiator.

#### FIRST FLOOR LANDING

Loft access hatch. Radiator. Door to airing cupboard with pressurized hot water cylinder and timber slatted shelving. door to additional storage cupboard with timber slatted shelving.

#### BEDROOM ONE

uPVC double glazed bay window to front, range of built in wardrobes, mirrored sliding doors, radiator, television aerial connection point, power points. Door to en-suite shower room.



#### EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to front, fully tiled with modern white suite comprising close coupled WC, wall mounted wash hand basin, shower enclosure with folding glazed doors, mains fed shower, vanity mirror, chrome ladder style heated towel rail, shaver socket, extractor fan.

#### BEDROOM TWO

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

#### FAMILY BATHROOM

With obscure uPVC double glazed window to rear, modern white suite comprising close coupled WC, wall mounted wash hand basin, panelled bath, mains fed shower, glazed shower screen, chrome ladder heated towel rail, vanity mirror, shaver socket, extractor fan.

#### BEDROOM THREE

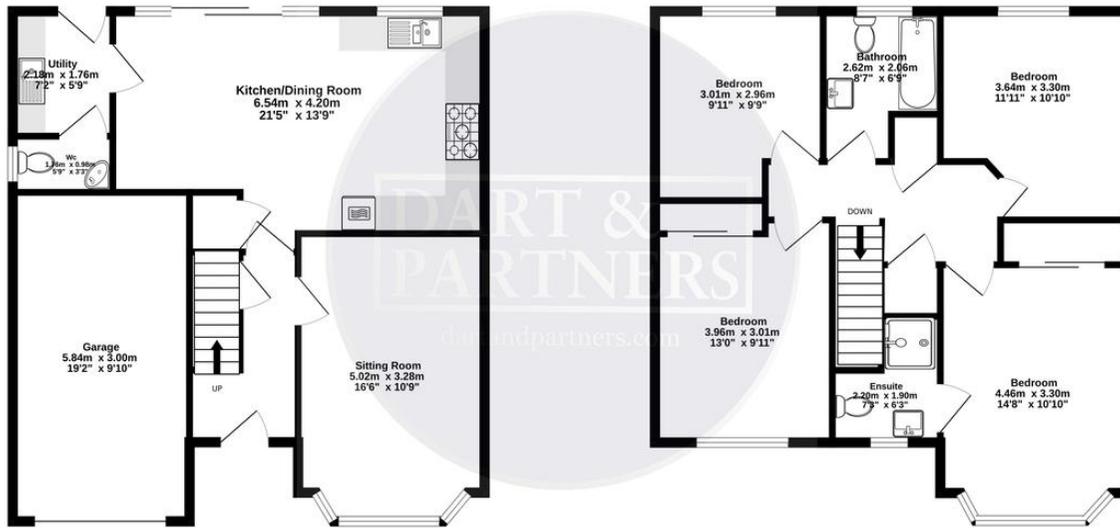
uPVC double glazed window to rear, radiator, power points.

#### BEDROOM FOUR



Ground Floor  
70.7 sq.m. (761 sq.ft.) approx.

1st Floor  
66.5 sq.m. (716 sq.ft.) approx.



TOTAL FLOOR AREA : 137.2 sq.m. (1477 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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uPVC double glazed window to rear, radiator, power points.

### OUTSIDE

To the front of the property is a well cared for front garden predominantly laid to lawn and bordered by some mature plants and shrubs. DRIVEWAY PARKING for two vehicles ahead of the SINGLE GARAGE with metal up and over door, power and light. Wall mounted gas boiler, power points, wall mounted consumer unit. Side pathway and timber gate gives access to the fully enclosed rear garden which is predominantly laid to lawn with an area of paved patio bordered by an array of mature plants and shrubs. Raised decked seating area, perfect for alfresco dining. The garden enjoys a sunny aspect and is a true credit to its current owners. Outside water tap and power points.

MATERIAL INFORMATION - Subject to legal verification  
Freehold  
Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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