



- DETACHED FAMILY HOME ON POPULAR DEVELOPMENT
- PRESENTED TO A VERY HIGH STANDARD
- RECEPTION HALL, CLOAKROOM
- SITTING ROOM, KITCHEN DINER
- FOUR BEDROOMS, ONE EN-SUITE, FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING AND GARAGE
- UPVC DOUBLE GLAZING, GAS CENTRAL HEATING

**Kestrel Way, Dawlish, EX7 0FY**

**Guide Price £425,000**

Dart & Partners are pleased to bring to the market this beautiful four bedroom detached family home built by Messrs Redrow Homes. Situated within a private cul de sac on a popular development on the outskirts of Dawlish. The property is presented to a very high standard and has accommodation briefly comprising; reception hall, sitting room, kitchen diner, cloakroom, four bedrooms, master with en-suite, family bathroom, uPVC double glazing, gas central heating, enclosed rear garden, garage, driveway parking. An early viewing comes highly recommended.



## Property Description

Obscure glazed composite front door into...

### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor. Useful under stairs storage cupboard. Radiator, power points. Door to...

### CLOAKROOM

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, inset wash hand basin set into vanity unit, chrome ladder heated towel rail, wall mounted consumer unit, coat hanging space and shoe rack with timber shelving.

### KITCHEN/DINER

With uPVC double glazed window to rear, double sliding doors with matching side windows out to the rear garden, comprehensive range of wall and base units with low profile work surface, 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 dishwasher and fridge freezer, pull out bin store and pan drawers, further range of matching units in the dining area, modern vertical radiator, space for dining table and chairs, tiled splash backs, power points. Door to **UTILITIES CUPBOARD** with space and plumbing for washing machine and tumble dryer, roll top work surface. Door to...

### SITTING ROOM

With uPVC double glazed windows to front, radiator, power points, television aerial connection point, telephone socket.

Stairs rising to **FIRST FLOOR** with uPVC double glazed window to side.

### FIRST FLOOR LANDING

With loft access hatch. Radiator, power points. Door to airing cupboard with wall mounted gas boiler and pressurised hot water cylinder, timber slatted shelving.





### BEDROOM ONE

uPVC double glazed window to front, built in wardrobes with sliding doors. Radiator, power points. Door to...



### EN-SUITE SHOWER ROOM

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

### BEDROOM FOUR/OFFICE

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



### FAMILY BATHROOM

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



### BEDROOM TWO

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

### BEDROOM THREE

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



### OUTSIDE

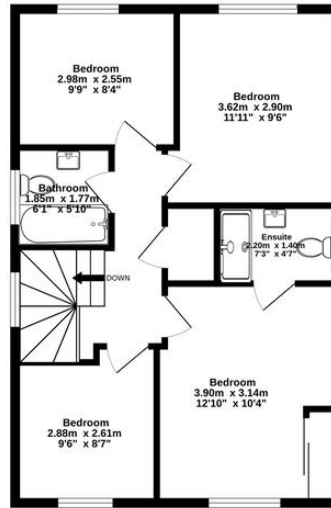
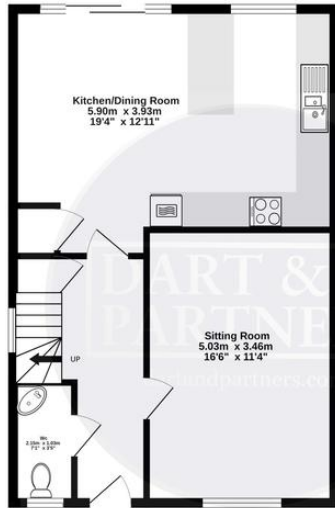
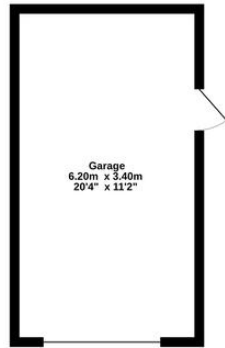
There is **DRIVEWAY PARKING** ahead of the **SINGLE GARAGE**. Pathway leading to front door bordered by a well planted front garden. To the rear the fully enclosed garden has been arranged for ease of maintenance and is predominantly laid to paving. Area of chippings bordered by an array of mature plants and shrubs. Obscure glazed uPVC door gives access into the side of the garage. Outside power points and water tap. A timber gate gives access to driveway parking. The garden provides a safe and secure space for children and/or pets.



Garage  
20.9 sq.m. (235 sq.ft.) approx.

1st Floor  
53.8 sq.m. (579 sq.ft.) approx.

2nd Floor  
53.8 sq.m. (579 sq.ft.) approx.



**TOTAL FLOOR AREA : 128.6 sq.m. (1384 sq.ft.) approx.**

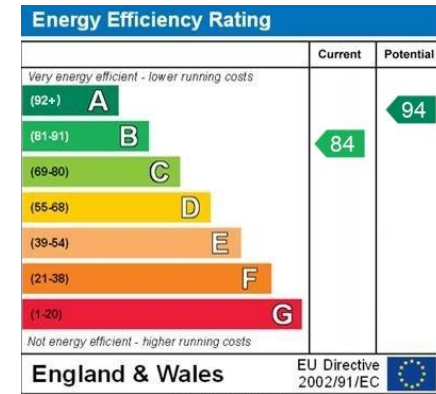
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

With metal up and over door, power and light. Obscure glazed uPVC courtesy door.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D



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