



- DETACHED HOUSE SITUATED ON POPULAR REDROW DEVELOPMENT
- CLOSE TO THE COUNTRY PARK
- EASY ACCESS TO THE BEACH AND AMENITIES
- RECEPTION HALL, GROUND FLOOR CLOAKROOM
- SITTING ROOM, KITCHEN/DINER/FAMILY ROOM, UTILITY
- FOUR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- PRIVATE ENCLOSED GARDEN TO REAR
- GARAGE AND PARKING

Curlew Way, Dawlish, EX7 0FT

Guide Price £499,950

Offered to the market for the first time since its construction, is this lovely four bedroom detached house situated in a favoured location within the "The Copse" on the popular Redrow development close to the country park and offering easy access to the beach and range of amenities and with a very private rear garden. The property has accommodation briefly comprising; reception hall, cloakroom, sitting room, kitchen/diner/family room, utility room, four bedrooms, master with en-suite, family bathroom, garage, driveway parking, enclosed private rear garden, uPVC double glazing, gas central heating. An early viewing comes highly recommended.



Property Description

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

RECEPTION HALL

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

CLOAKROOM

With obscure uPVC double glazed window to front, modern white suite comprising close coupled WC, wall mounted wash hand basin with tiled splash back, vanity mirror, radiator.

KITCHEN/DINER/FAMILY ROOM

With uPVC double glazed windows and double doors leading out to the rear garden. KITCHEN AREA: with a comprehensive range of matching wall and base units, shaker style with roll top work surface, integrated eye level electric oven, four burner gas hob with stainless steel extractor canopy above, inset one and a half bowl stainless steel sink drainer, integrated fridge freezer and dishwasher, power points including power points with USB, space for dining table and chairs, useful under stairs storage cupboard, radiator. FAMILY ROOM AREA: with space for sofas etc. Double doors leading out to the rear garden. Power points, television aerial connection point, ceiling spotlights. Door to...

UTILITY ROOM

With matching range of wall and base units, roll top work surface, inset stainless sink drainer, space and plumbing for washing machine and tumble dryer, obscure glazed composite door giving access out to the driveway.

SITTING ROOM

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

FIRST FLOOR LANDING

Loft access hatch. Radiator, power points.





BEDROOM ONE

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

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side. Modern white suite comprising close coupled WC, wall mounted wash hand basin, large walk-in shower enclosure with sliding glazed doors, mans fed shower, tiled splash backs, vanity mirror, shaver socket, chrome ladder heated towel rail, extractor fan.

FAMILY BATHROOM

With obscure uPVC double glazed window to side. Modern white suite comprising close coupled WC, wall mounted wash hand basin, panelled bath with glazed shower screen and mains fed shower, tiled splash backs, chrome ladder heated towel rail. Door to airing cupboard with pressurised hot water cylinder and timber slatted shelving. Shaver socket, ceiling spotlights.



BEDROOM THREE

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

BEDROOM FOUR

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

BEDROOM TWO

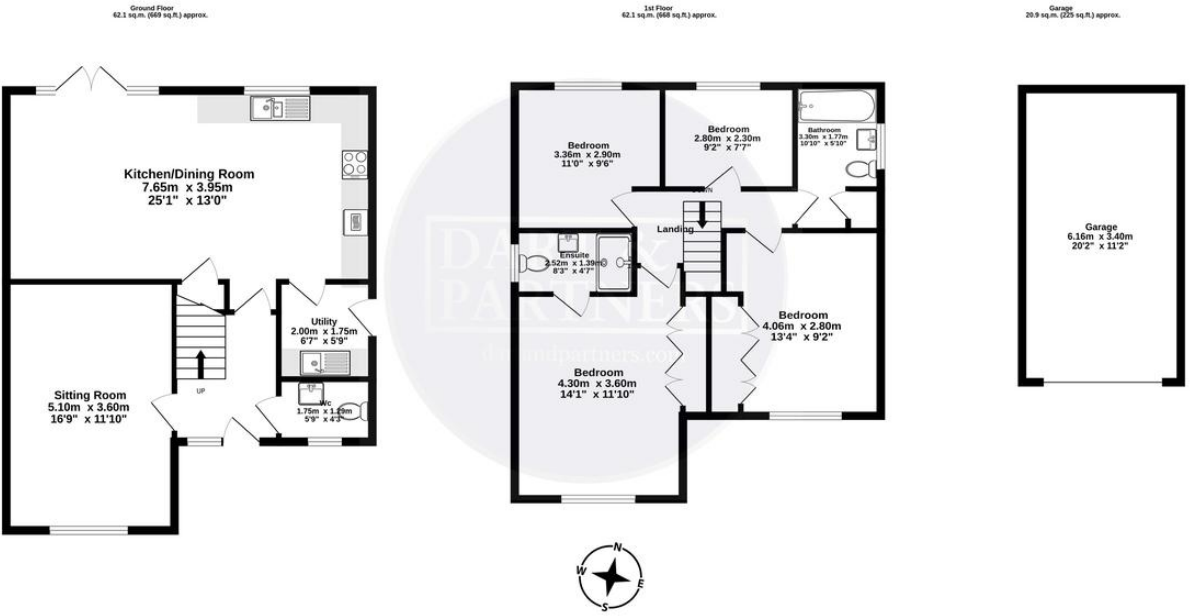
uPVC double glazed window to front. Range of built in wardrobes. Radiator, power points.



OUTSIDE

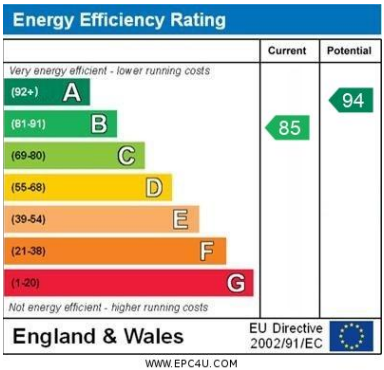
To the front the garden is bordered by some hedging with a paved path leading to the front door. To the side there is DRIVEWAY PARKING for approximately three vehicles ahead of the DETACHED SINGLE GARAGE with metal up and over door, power and light. To the rear, the fully enclosed garden offers a good degree of privacy and is safe and secure for children and/or pets, predominantly laid to slate chippings with a raised area of composite decking and a paved patio. A timber side gate gives access out to the driveway.

Freehold
Council Tax Band E



TOTAL FLOOR AREA : 145.1 sq.m. (1562 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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