

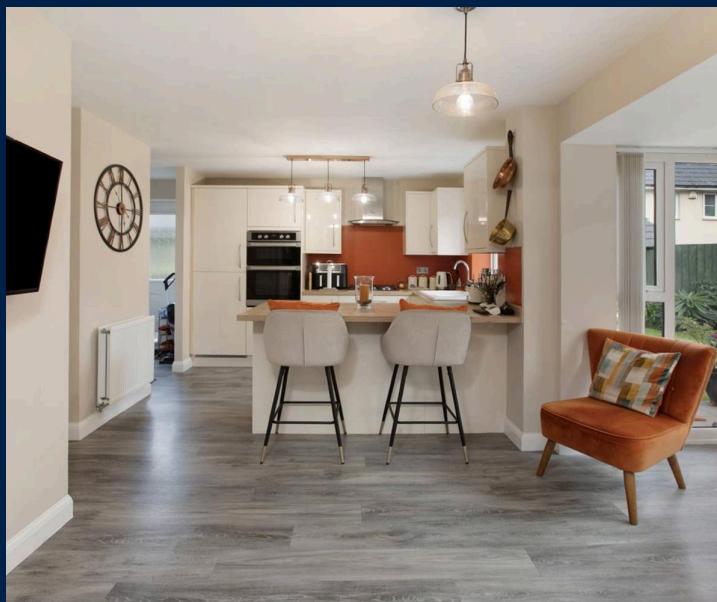


**5 Clover Drive, Dawlish**

Guide Price £425,000

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PARTNERS**

Established 1971



## 5 Clover Drive

Dawlish, Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A BEAUTIFUL DETACHED PROPERTY SITUATED ON THE FRINGES OF A POPULAR MODERN ESTATE
- CLOSE TO SCHOOLS, LEISURE CENTER AND AMENITIES
- SITTING ROOM, KITCHEN BREAKFAST ROOM, UTILITY ROOM, DINING ROOM
- FOUR BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM
- DRIVEWAY PARKING, DOUBLE GARAGE
- LOVELY GARDENS



A Beautiful 4 bedroom detached property situated on the fringes of a popular modern estate close to schools, leisure centre and amenities.

Driveway parking, Double garage, Lovely gardens.

Obscure glazed composite front door into...

#### GENEROUS RECEPTION HALL

With doors to principal rooms and stairs rising to the first floor. Door to useful storage cupboard with timber slatted shelving. Radiator, telephone connection point. Doors to...

#### CLOAKROOM

White suite comprising close coupled WC, corner pedestal wash hand basin with tiled splash back, radiator, extractor.

#### OFFICE/STUDY

With uPVC double glazed windows to front. Radiator, power points.

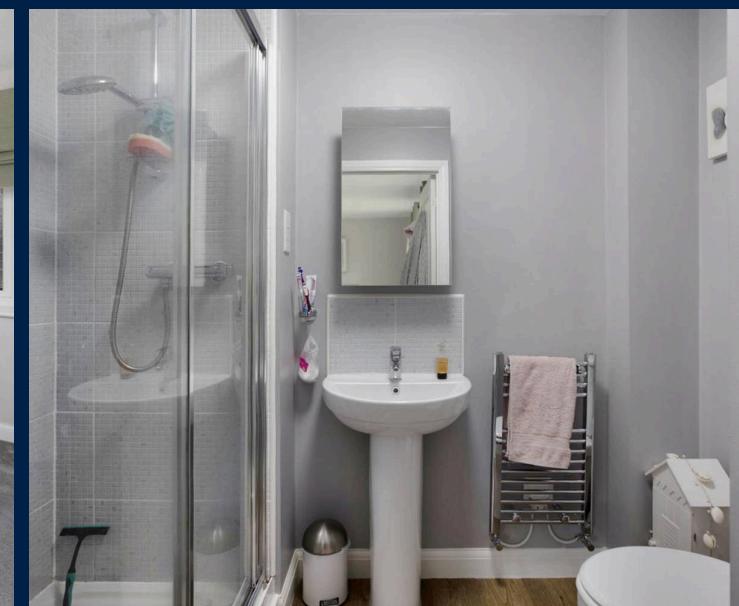
#### SITTING ROOM

With uPVC double glazed boxed bay window to front and uPVC double glazed window to side. Two radiators, power points, TV aerial connection point.

#### KITCHEN BREAKFAST ROOM

A lovely, bright and airy room with uPVC double glazed windows to rear and double doors opening out to the rear garden. Matching range of high gloss wall and base units with square edge timber effect work surface over including a breakfast bar area, inset one and a half bowl ceramic sink drainer, integrated eye level electric oven, four burner gas hob with stainless steel extractor canopy above, integrated fridge freezer, integrated slimline dishwasher, two radiators.

Square arch through to...





#### UTILITY ROOM

With matching wall and base units with square edge timber effect work surface, space and plumbing for a washing machine, cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating, wall mounted consumer unit, radiator, obscure glazed composite back door.

Double doorway through to...

#### DINING ROOM

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

#### FIRST FLOOR LANDING

With power points, radiator, loft access hatch. Double doors open to a generous airing cupboard with pressurised hot water cylinder and timber slatted shelving.

#### BEDROOM TWO

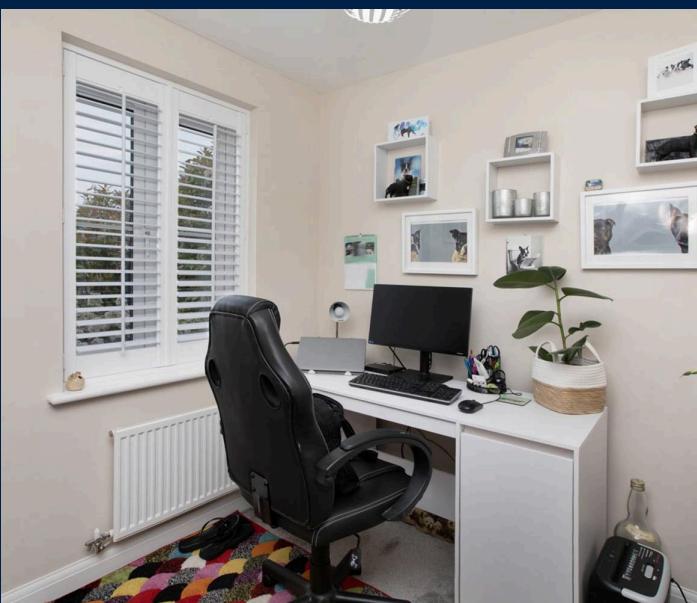
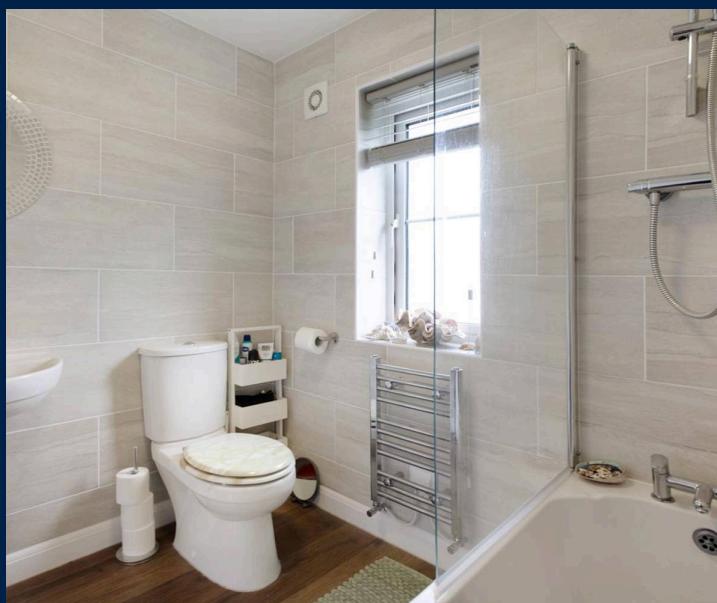
With uPVC double glazed window to front enjoying a pleasant open outlook over the rolling countryside beyond. Range of built in wardrobes, radiator, power points. Door to storage cupboard.

#### BEDROOM ONE

Dual aspect with uPVC double glazed windows to front and side enjoying similar views to that of bedroom two. Range of built in wardrobes and chest of drawers, radiator, power points. Door to...

#### EN-SUITE SHOWER ROOM

With white suite comprising close coupled WC, pedestal wash hand basin, large shower enclosure with sliding glazed door, mains fed shower, tiled splash backs, chrome ladder heated towel rail, shaver socket.



#### BEDROOM THREE

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

#### FAMILY BATHROOM

With obscure upVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with mains fed shower, glazed shower screen, tiled splash backs, chrome ladder heated towel rail, extractor fan, shaver socket.

#### BEDROOM FOUR

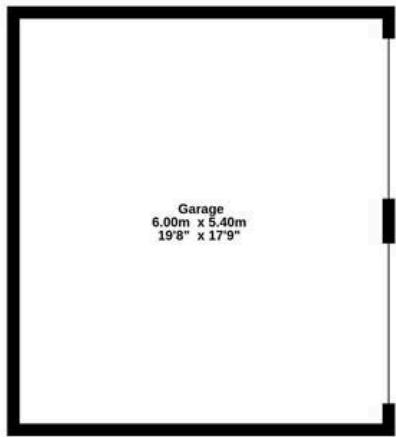
uPVC double glazed window to rear. Radiator, power points.

#### OUTSIDE

To the front of the property is a well-stocked front garden with a pathway giving access to the front door. To the rear, the rear garden is predominantly laid to lawn with a generously sized patio area, perfect for garden furniture. The garden is fully enclosed making it pet/child friendly and has an array of mature plants and shrubs as well as a cherry tree. Steps and a timber gate give access out to the DRIVEWAY ahead of the DOUBLE GARAGE with two metal up and over doors, power and light. Outside water tap. Outside power points.



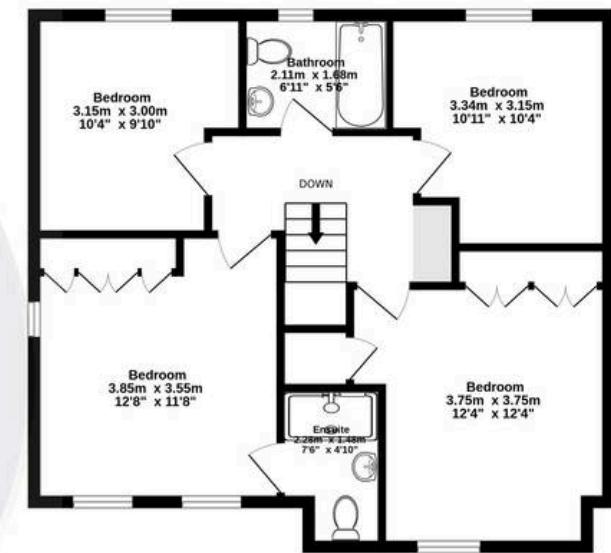
Garage  
32.4 sq.m. (349 sq.ft.) approx.



Ground Floor  
66.1 sq.m. (711 sq.ft.) approx.



1st Floor  
60.4 sq.m. (650 sq.ft.) approx.



**TOTAL FLOOR AREA : 158.9 sq.m. (1710 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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