



**57 Curlew Way, Dawlish**

Guide Price **£629,950**





## 57 Curlew Way

Dawlish

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- SUBSTANTIAL EXECUTIVE DETACHED PROPERTY
- SPACIOUS KITCHEN/DINER
- LIVING ROOM
- 4 BEDROOMS, 2 WITH EN-SUITES
- LARGE UTILITY/GYM
- FAMILY BATHROOM
- DRIVEWAY/PARKING
- GARDEN, UPVC DOUBLE GLAZING
- DOUBLE GARAGE/STORE
- HIGH SPECIFICATION



A substantial modern four bedroom detached property. Built by Messrs Redrow Homes, as part of the Heritage range. Situated in favoured location "The Copse". The property benefits from two en-suite bedrooms, spacious kitchen diner, sitting room, snug, large utility/gym, garage/store, four bedrooms, family bathroom, driveway parking, garden, uPVC double glazing and gas central heating. Garage has been professionally converted into a large utility/Gym whilst retaining a store to the front.

Glazed composite front door leads into...

#### RECEPTION HALL

A large reception hall with doors to principal rooms and stairs rising to first floor. Radiator, power points.

#### LIVING ROOM

uPVC double glazed windows to front, power points, television aerial connection point.

#### KITCHEN/DINER

uPVC double glazed window to rear, uPVC double glazed double opening doors onto rear garden, obscure glazed composite back door giving access to rear garden.

**KITCHEN:** Modern range of wall and base units, roll top work surface over, inset stainless steel sink, two integrated electric fan ovens, induction hob with modern angled extractor fan over, integrated wine cooler, tiled splash backs, power points, integrated dishwasher and fridge, cupboard housing the homes broadband ultra fast network hub, power points, radiator, space for large dining table.

#### SNUG

uPVC double glazed windows to rear, radiator, power points, television aerial connection point.





#### CLOAKROOM

Obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, radiator, tiled splash backs.

#### UTILITY ROOM/GYM

Large utility room and gym with matching wall and base units, roll top work surface over, inset composite sink drainer, space and plumbing for washing machine and tumble dryer, vertical radiator, power points, extractor fan. Door to store.

#### GARAGE/STORE

With metal up and over door, power points, wall mounted electric consumer unit.

#### FIRST FLOOR LANDING

uPVC double glazed windows to front, radiator, power points, door to airing cupboard housing pressurised hot water cylinder and associated pipework.

#### BEDROOM ONE

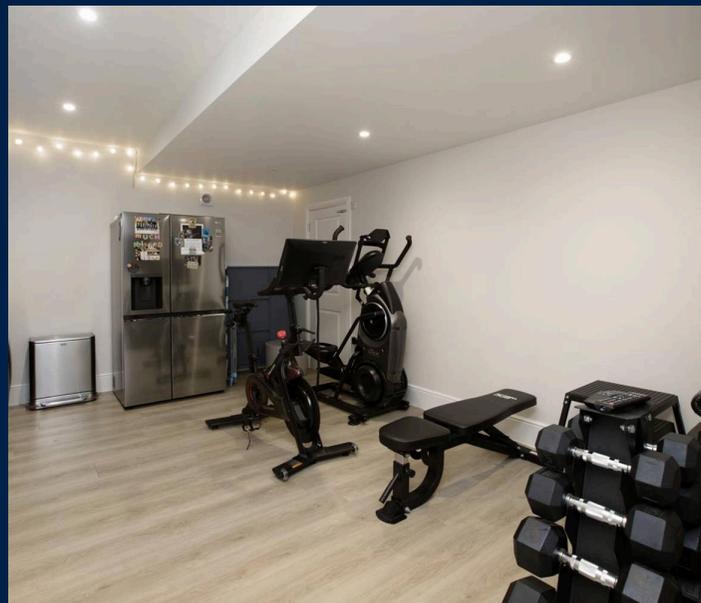
uPVC double glazed windows to front, range of built in wardrobes, radiator, power points. Door to...

#### ENSUITE SHOWER ROOM

With obscure uPVC double glazed window to side, white suite comprising close coupled WC, wall mounted wash hand basin, large walk in shower with mains fed rainwater head, tiled splash backs, chrome ladder heated towel rail, shaver socket, extractor fan.

#### BEDROOM TWO

uPVC double glazed windows to rear enjoying a lovely open outlook onto fields beyond, radiator, power points. Door to...



## ENSUITE SHOWER ROOM

With white suite, close coupled WC, wall mounted wash hand basin, large walk in shower with glazed screen, mains fed shower, tiled splash backs, chrome ladder heated towel rail, obscure uPVC double glazed window to rear, extractor fan, shaver socket.

## FAMILY BATHROOM

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

## BEDROOM THREE

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

## BEDROOM FOUR

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

## OUTSIDE

Driveway PARKING for two vehicles in front of the DOUBLE GARAGE / STORE.

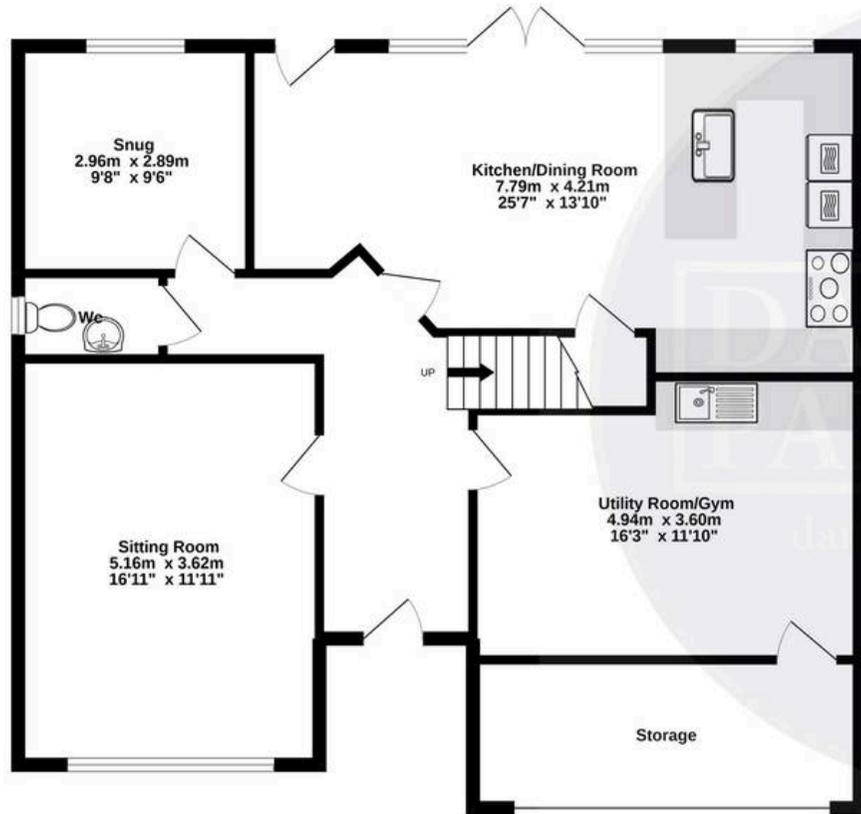
The front garden is mainly laid to lawn, bordered by various plants and shrubs and a pathway leading to the front door, Pod point EV Charging point. To the rear the garden has been extensively professionally landscaped and offers a beautiful space to relax or enjoy alfresco dining, fully enclosed with shiplap fencing. Outside power points and outside tap.

## STORE

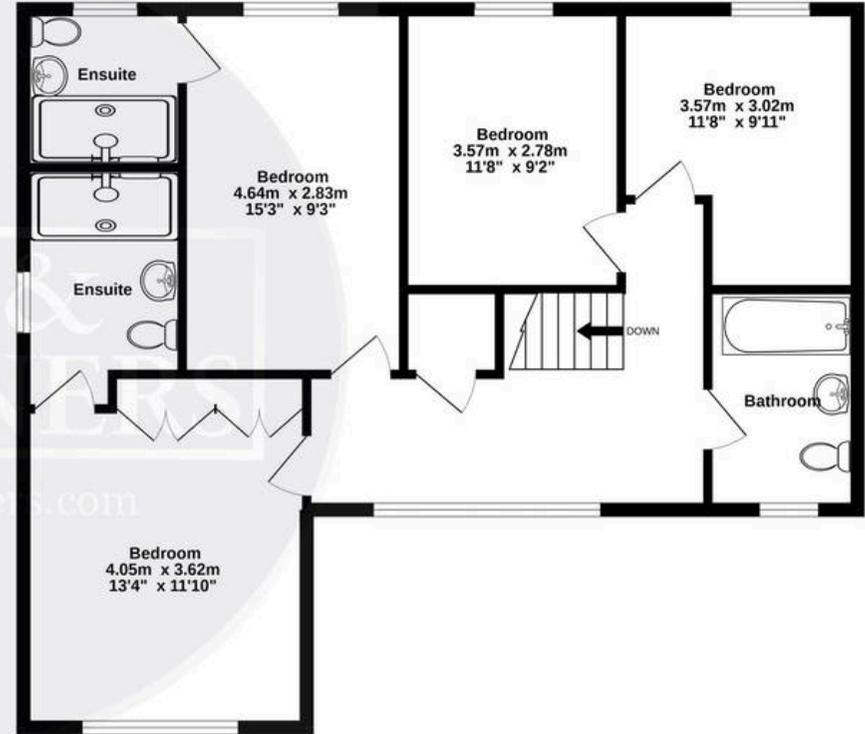
Metal up and over door. Lighting, power points, wall mounted consumer unit.



**Ground Floor**  
97.9 sq.m. (1054 sq.ft.) approx.



**1st Floor**  
77.9 sq.m. (838 sq.ft.) approx.



**TOTAL FLOOR AREA : 175.8 sq.m. (1892 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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