31 Kestrel Way, Dawlish

£400,000

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Dawlish, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

A wonderful four bedroom detached family home situated on a sought after residential development built by Messrs Redrow. Situated on the outskirts on town within a quiet cul de sac location. The property has accommodation briefly comprising; reception hall, cloakroom, sitting room, kitchen diner, four bedrooms, master with en-suite shower room, family bathroom, driveway parking for two to three vehicles, single garage, enclosed rear garden and summer house, uPVC double glazing and gas central heating. An early viewing comes highly recommended.

Obscure glazed composite front door into...

RECEPTION HALL

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

CLOAKROOM

With obscure uPVC double glazed window to front, white suite comprising low level WC, wall mounted corner wash hand basin, tiled splash backs, radiator, wall mounted consumer unit.

LIVING ROOM

With uPVC double glazed windows to front, radiator, power points, TV aerial connection point.

KITCHEN DINER

With uPVC double glazed window and double doors to the rear, door to utility cupboard with space and plumbing for a washing machine beneath granite work surface, power point, extractor fan, modern vertical column radiator. The kitchen is fitted with a comprehensive range of matching wall and base units with granite work surface, inset one and a half bowl stainless steel sink drainer, integrated double ovens, integrated fridge freezer, four burner gas hob with stainless steel extractor canopy above, matching granite splash back, integrated dishwasher, space for large dining table and chairs, power points (some with USB sockets).

FIRST FLOOR

Loft access hatch, radiator, power points.

Door to airing cupboard with wall mounted gas boiler, pressurised hot water cylinder, timber slatted shelving.

BEDROOM ONE

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

EN-SUITE SHOWER ROOM

With obscure uPVC double glazed window to side, low level WC, wall mounted wash hand basin, large walk-in shower enclosure with sliding glazed door, mains fed shower, tiled splash backs, chrome ladder heated towel rail, shaver socket, extractor fan.

BEDROOM FOUR

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

FAMILY BATHROOM

With obscure uPVC double glazed window to side, white suite comprising low level WC, wall mounted wash hand basin, panelled bath with mains fed shower and glazed shower screen, chrome ladder heated towel rail, vanity mirror, shaver socket.

BEDROOM TWO

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

BEDROOM THREE

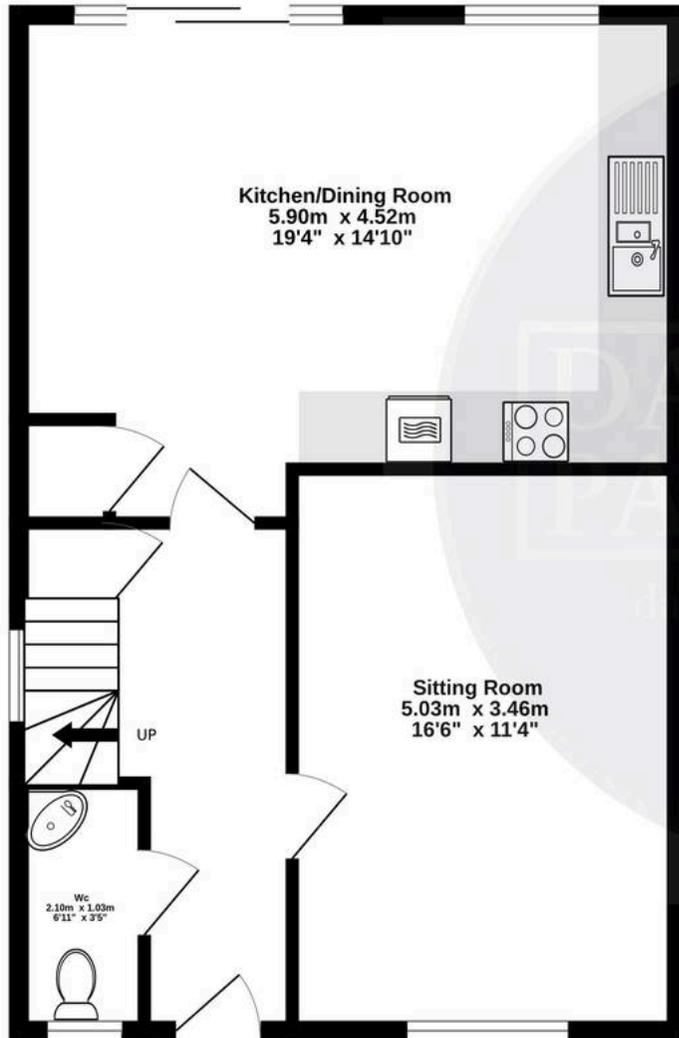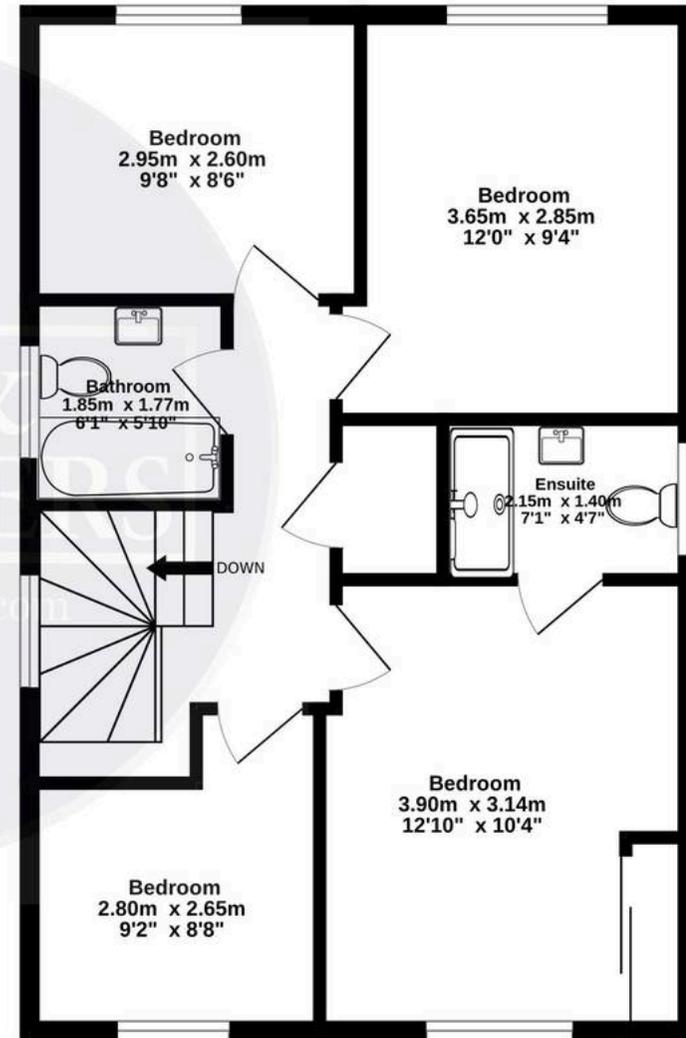uPVC double glazed windows to rear, radiator, power points.

OUTSIDE

To the front there is DRIVEWAY PARKING ahead of the DETACHED SINGLE GARAGE with metal up and over door, power and light. Timber gate opening to the fully enclosed rear garden making it child/pet friendly, and is arranged for ease of maintenance, predominantly laid to paved patio with some raised planters containing plants and shrubs. Timber summer house with power and light.

Ground Floor
53.8 sq.m. (579 sq.ft.) approx.

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

Kitchen/Dining Room
5.90m x 4.52m
19'4" x 14'10"

Bedroom
2.95m x 2.60m
9'8" x 8'6"

Bedroom
3.65m x 2.85m
12'0" x 9'4"

Bathroom
1.85m x 1.77m
6'1" x 5'10"

Ensuite
2.15m x 1.40m
7'1" x 4'7"

DOWN

Sitting Room
5.03m x 3.46m
16'6" x 11'4"

UP

Bedroom
3.90m x 3.14m
12'10" x 10'4"

Wc
2.10m x 1.03m
6'11" x 3'5"

Bedroom
2.80m x 2.65m
9'2" x 8'8"

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TOTAL FLOOR AREA : 107.7 sq.m. (1159 sq.ft.) approx.

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