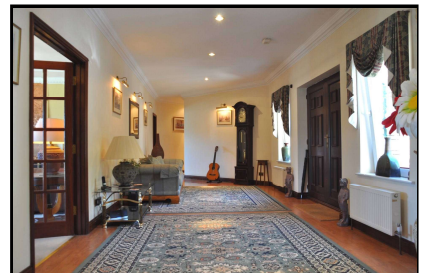




Offers in Excess of £750,000 Freehold

- SOUTH FACING DETACHED RESIDENCE
- SUPERB PANORAMIC COUNTRYSIDE VIEWS
- FOUR BEDROOMS - MASTER EN SUITE WITH DRESSING ROOM
- APPROX. 1 ACRE OF LANDSCAPED GARDENS
- CONSERVATORY
- EXTENSIVE DRIVEWAY PARKING



OPEN ENTRANCE PORCH

Paved floor. Ceiling lights. Doors into:-

RECEPTION HALL 20'5" (6.22m) x 10'4" (3.15m)

Dual aspect uPVC tilt and turn decorative windows to front aspect. Ceiling spot lighting, Coved Ceiling. mahogany skirtings boards and doors throughout the property, Oil fired radiators, t, attractive laminated floor, Large built in double storage cupboard with fitted shelving.

LIVING ROOM 22'0" (6.71m) x 15'8" (4.78m)

Double glass paneled doors. Feature fireplace with inset "living flame" LPG gas fire with mantle over with matching display shelving and slate hearth. Oil fired radiator. Uplighters. Ceiling light and coving. uPVC picture tilt and turn windows with dual aspect patio doors to rear opening on to the rear patio area which is complete with uninterrupted panoramic views over Millbrook Lake and Mt Edgcombe Country Park. Folding doors through to Dining room.

DINING ROOM 18'10" (5.74m) Irregular Shape x 15'5" (4.7m)

Dual aspect uPVC double glazed patio doors leading out onto the terrace with uninterrupted panoramic views over Millbrook Lake, Mt Edgcombe Country Park, Dartmoor and beyond. Wall uplighters and picture light. Coved ceiling. Oil fired radiators. Folding doors through to Dining room. Door through to hall way.

KITCHEN/BREAKFAST ROOM 15'6" (4.72m) x 15'3" (4.65m)

Dual aspect windows overlooking the Village & Lake towards Plymouth and Dartmoor beyond. Fitted kitchen comprising range of wall base units with glass fronted display cabinets, full height cupboard with stainless steel basket storage & cupboard over. Fitted eye level AEG oven and grill, Fitted Zanussi LPG five ring hob with AEG extractor hood unit over. Integrated Neff dishwasher, integrated larder fridge, fitted work surfaces with tiled splash backs, inset bowl and a half single drainer sink unit with mixer tap. Feature brick chimney breast with oak lintel and recess housing electric Aga four oven cooker with five halogen ring ceramic hob and Aga extractor hood over. Central heating radiator. Recessed ceiling spotlights & coving. CCTV monitor. Two multi-pane glazed mahogany doors.



INNER HALLWAY

Large built in storage cupboard with mahogany double doors. Loft hatch, giving access to the roof space.

UTILITY ROOM

UPVC double glazed window to the rear aspect, overlooking the garden/ driveway. Wall and base units with fitted work surfaces. Electric consumer unit. Central heating control unit. Space for an automatic washing machine. Space for a tumble dryer. Space for a fridge.

CLOAK ROOM

Vanity unit with inset wash hand basin with storage cupboard under. W.C. Oil fired radiator. Coved ceiling with recessed lighting. uPVC obscure double glazed uPVC window. Laminated floor

BEDROOM ONE 19'2" (5.84m) x 15'8" (4.78m)

Fitted bedroom units of extensive range of cupboards and drawer units, integrated with dressing table, stool and mirror, fitted button seating, bedside units with drawers, corner

display units with lights and shelving, coved ceiling with centre light. Oil fired central heating radiator. Extensive views over the Millbrook village, lake & Countryside.

EN-SUITE BATHROOM

White bathroom suite comprising pedestal wash hand basin with gold coloured taps and tiled splashback fitted mirror fronted cabinet with lighting and shaver point, W.C. Bath with fully tiled wall surrounds & mahogany finish bath panel, mixer tap with shower attachment, Coved ceiling with recessed spotlighting. Fitted extractor fan. Central heating radiator. uPVC double glazed window.





WALK IN WARDROBE

Fitted with open fronted hanging rails, shelving and draw unit. Central heating radiator. Mahogany panel door.

FAMILY BATHROOM

Champagne suite comprising Large double ended bath with centre taps, fitted vanity unit with draws and cupboards, inset wash hand basin, integrated W.C. large wall mounted mirror with wall light over. Separate shower cubicle with glass door and electric Mira Sport shower. Fully tiled wall surrounds to bath and shower. Central heating radiator & heated stainless steel towel rail. Coved ceiling with recessed spotlighting and extractor fan. uPVC obscure double glazed tilt and turn window.

BEDROOM 2 15'6" (4.72m) x 11'2" (3.4m)

Range of Ivory coloured fully fitted wardrobes, cupboards & drawers, bedside cabinets with niche lighting, built in dressing table with mirror over and stool, central heating radiator, uPVC double glazed windows with extensive open views.

BEDROOM 3 15'5" (4.7m) x 9'9" (2.97m)

Range of fitted bedroom furniture in pear wood finish with inset blue panels comprising wardrobes, drawers and cupboards with shelving over and computer work station.

BEDROOM 4 11'9" (3.58m) x 7'10" (2.39m)

Fitted bedroom furniture in pear wood finish comprising cross corner wardrobe with display shelving to one side and dressing table. Central heating radiator. uPVC double glazed window overlooking drive and rear garden. Central heating radiator. Laminated flooring. uPVC double glazed window overlooking drive and rear gardens.

Laminate floorings. Central vac sockets. Coved ceilings with recessed spotlights, loft access with pull down ladder. Large built in linen cupboard with double mahogany doors, shelving. Central heating radiator.

INTERNAL HALLWAY

Laminate floorings. Central vac sockets. Coved ceilings with recessed spotlights, loft access with pull down ladder. Large built in linen cupboard with double mahogany doors, shelving. Central heating radiator.

CONSERVATORY

uPVC double glazed, tiled panel flooring, doors opening onto patio and gardens

OUTSIDE

To the side is an external Combi boiler supplying domestic central heating and hot water

GARDENS

Extensive landscaped gardens with a raised terrace along the front of the property with access from dining rm & lounge having stone balustrading to the front and with steps down to lawn. Lower garden is mainly to lawn with numerous fruit trees a variety of shrubs.

WORK SHOP (24' x 12') Timber Construction workshop.

Raised garden to one side of the property leading around to the main entrance and rear gardens, 3 steps lead up to oil fuel tank and LPG storage area adjoining a wooden garden shed. A large lawn area with a variety of shrubs and large raised decked area to the top side of the garden. DRIVE WAY

Brick pavia driveway leading to paved turning area and around to the entrance. Long sweeping driveway parking for numerous vehicles.

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