



**Plot 252 Little Cotton Road**  
Dartmouth  
£349,995

*Freeborns*  
ESTATE AGENTS

**PLOT 252 - AVAILABLE FOR OCCUPATION NOW!** - A brand new modern three bedroom detached family home built by Baker Estates to their "Bluebell" design and located on this much sought after modern development on the fringes of Dartmouth with good access to schools, local amenities and just a few minutes drive from Dartmouth's town centre.



# Plot 252 Little Cotton Road, Dartmouth, TQ6 9HU

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## ENTRANCE HALL

A bright and spacious entrance hall with double glazed window to side aspect, staircase to the first floor, built-in cloaks cupboard, doors to;

## KITCHEN AREA

Double glazed window to front aspect, a brand new modern fitted kitchen with a range of base and wall mounted units, work surface with inset single drainer stainless steel sink, inset electric induction hob with extractor chimney hood above, built-in oven, integrated dishwasher, washing machine and fridge/freezer. Opening to;

## LOUNGE / DINING AREA

Double glazed window to rear, double glazed French doors to rear garden, radiator. Floor coverings.

## SEPERATE WC

Close couple WC, wash hand basin, radiator.

## FIRST FLOOR LANDING

Loft access hatch, built-in cupboard housing gas central heating boiler, doors to;

## BEDROOM ONE

Double glazed window to rear, radiator, door to ensuite shower room.

## ENSUITE SHOWER ROOM

With a brand new modern fitted suite comprising a shower enclosure, worksurface with inset wash hand basin, built-in cupboard under and hidden cistern WC, part tiled walls, radiator, extractor fan.

## BEDROOM TWO

Double glazed window to front, radiator.

## BEDROOM THREE

Double glazed window to front, radiator.

## FAMILY BATHROOM

Double glazed window to front, brand new modern fitted white suite comprising a panelled bath, worksurface with inset wash hand basin and cupboard under, hidden cistern WC, part tiled walls, radiator, extractor fan.

## REAR GARDEN

Mainly laid to lawn, rear access gate, door to garage.

## GARAGE

Single garage with up and over door, power, utility area, rear access door.

## OUTSIDE AND GENERAL

Two additional privately allocated parking spaces.

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

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