



**Plot 163 Barton Way**  
Dartmouth  
£379,995

*Freeborns*  
ESTATE AGENTS

**PLOT 163 - "THE CLOVER" - AVAILABLE FOR OCCUPATION NOW! INCLUDES SOLAR PV SYSTEM AND FLOORING**



# Plot 163 Barton Way, Dartmouth, Devon, TQ6 0FL

## ENTRANCE HALL

Staircase to first floor with understairs storage cupboard, radiator, built in storage cupboard housing electrical fuse box, wood flooring, doors to:-

## SITTING ROOM 16'0" X 9'10" (4.9M X 3M)

Dual aspect room with double glazed window to front, double glazed French doors to rear aspect, radiator, thermostat.

## KITCHEN DINING ROOM 16'0" X 10'9" (4.9M X 3.3M)

Dual aspect room with double glazed window to front, double glazed French doors to rear garden. Modern fitted range of base and wall mounted units, worksurface with inset 1 1/2 bowl single drainer stainless steel sink, inset 4 ring Electrolux electrical induction hob with Electrolux stainless steel extractor chimney hood above, built in Electrolux stainless steel double oven and grill, integrated fridge/freezer, integrated dishwasher, space for a washing machine, recessed ceiling downlighter to kitchen area, wood flooring, radiators.

## SEPERATE WC

Double glazed frosted window to front aspect, close coupled WC, wash hand basin.

## FIRST FLOOR LANDING

Double glazed window to rear aspect, loft access hatch, built in airing cupboard housing "Worcester" gas combi boiler, doors to:-

## BEDROOM ONE 10'9" X 10'5" (3.3M X 3.2M)

Double glazed window to front aspect, radiator, door to ensuite shower room, thermostat.

## ENSUITE SHOWER ROOM

Double glazed frosted window to rear aspect, walk in shower enclosure, hidden cistern WC, wash hand basin with cupboard over and with drawer unit built in under, heated towel rail, part tiled walls, recessed ceiling downlighter, extractor fan.

## BEDROOM TWO 10'9" X 8'10" (3.3M X 2.7M)

Double glazed windows to front, radiator.

## BEDROOM THREE 6'10" X 6'6" (2.1M X 2M)

Double glazed window to front, radiator.

## FAMILY BATHROOM

Double glazed frosted window to rear, panelled bath with shower over, hidden cistern WC, wash hand basin with drawer unit built in under, heated towel rail, wood flooring, recessed ceiling downlighter, extractor fan.

## REAR GARDEN

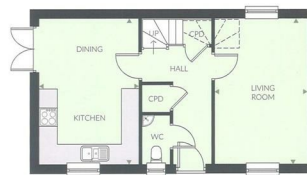
Mainly laid to lawn with an area of patio, side gate through to private driveway and front of the property.

## FRONT GARDEN

Private driveway leading to the single detached garage with up and over door.

## DETACHED GARAGE

Single with up and over door, power and light.



GROUND FLOOR

Kitchen/Dining	4.9m x 3.3m	16'2" x 10'11"
Living Room	4.9m x 3.0m	16'2" x 10'11"



FIRST FLOOR

Master Bedroom	3.3m x 3.2m	10'11" x 10'9"
Bedroom 2	3.3m x 2.7m	11'0" x 9'1"
Bedroom 3	2.1m x 2.0m	6'11" x 6'1"

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