



- A WELL PRESENTED MODERN DETACHED PROPERTY
- ENTRANCE HALL, CLOAKROOM/WC, STUDY AND UTILITY ROOM
- SITTING ROOM AND MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- FOUR BEDROOMS (EN-SUITE SHOWER ROOM TO BEDROOM ONE)
- MODERN BATHROOM
- DRIVEWAY PARKING AND DOUBLE GARAGE
- RECENTLY ADDED STUDIO/GARDEN ROOM
- LOVELY SOUTH FACING GARDEN

Millin Way, Dawlish Warren, EX7 0EP Guide Price £525,000

A beautifully presented 2011-built detached property set in a favoured residential location close to local beaches and a nature reserve. Entrance hall, cloakroom WC, study, sitting room, kitchen/dining room with integrated appliances, four bedrooms (one en-suite) and a modern family bathroom. Driveway, double garage, useful garden room/studio and a lovely south facing garden.

Property Description

LOCATION

Millin Way is an attractive development of similarly-styled modern properties completed in around 2011. The position offers great convenience for access to Dawlish Warren with its nature reserve, a local railway station, a long sandy beach, cycle ways to Exeter and beyond and coastal walks. There is also a Sainsburys superstore nearby. Dawlish Warren is set just over two miles from the popular seaside resort of Dawlish, with its beaches, a mainline rail link to London Paddington, the famous lawns beside a brook, and with the town offering a good range of amenities to include primary and secondary schools and a leisure centre etc.

DESCRIPTION

This modern detached house is presented to the market in excellent order, having been extensively improved by the current owners. The accommodation has an entrance hall with a cloakroom/WC and a study leading off. The sitting room is a good sized room and, set at the rear of the property the kitchen/dining room is a lovely space, providing a good "hub" for the house and with the dining area having French doors opening to the garden. The kitchen area is fitted with an attractive modern kitchen with oak block work surfaces and integrated appliances. Additionally there is a useful utility room. To the first floor the principal bedroom suite has a modern en-suite shower room, there are three further bedrooms and a modern family bathroom. There is driveway parking for at least two cars, a double garage, a lovely enclosed south facing garden and a recently added garden room/studio which inter-connects with the garage and has bi-fold doors opening to the garden.





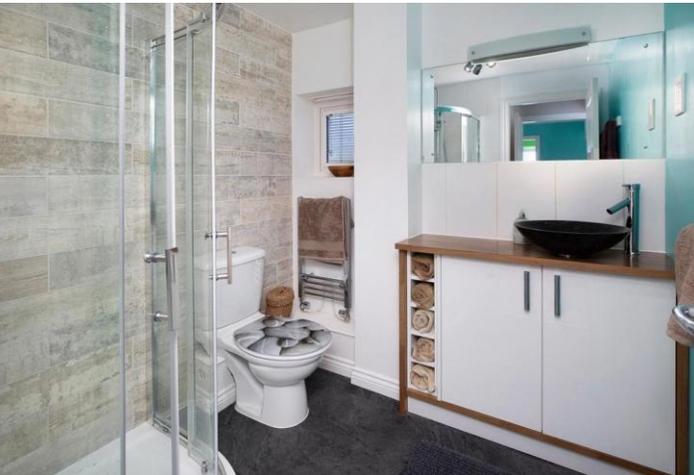
To the front of the property there is a well kept front garden stocked with mature shrubs. An entrance canopy with paving below and an outside light and power points beside leads to the part double glazed entrance door which in turn opens to the....

RECEPTION HALL

An attractive welcoming space with stairs having an under stairs cupboard rising to the first floor. Panel doors open to the principal rooms and there is a contemporary style radiator. Further panel door to.....

CLOAKROOM

With a side facing uPVC opaque double glazed window, timber effect flooring and a two piece suite comprising a WC with a storage unit beside and a wall mounted wash hand basin with cupboard beneath and a medicine cabinet above. Small radiator and the wall mounted electricity trip switches.



SITTING ROOM

An appealing room with a front facing uPVC double glazed bay window with some outlook over the surrounding area, two double radiators and coving to the ceiling.

STUDY

A useful home working space with a front facing uPVC double glazed window with some outlook over the surrounding area and built in office furniture comprising an oak-block desk with open shelves above. Radiator.



UTILITY ROOM

A good practical space with a uPVC double glazed door to the outside as well as fitted floor and wall mounted units with "high gloss" cupboard door fronts and an area of oak block work surface with space and plumbing for an automatic washing machine beneath. Wall mounted Potterton boiler supplying central heating, coat hooks.

KITCHEN DINING ROOM

A lovely space providing a good "focal point" for the house. Within the dining area uPVC double glazed French doors with windows to either side overlook and open to the back garden and there is a high set unit with display shelves, spotlights and cupboards. Additionally there are spotlights to the ceiling and a wall mounted contemporary-style column radiator. Within the kitchen area there are an attractive range of floor and wall mounted units with "high gloss" cupboard door and drawer fronts and extensive areas of oak block work surface extending to a breakfast bar and with a one and a quarter bowl, good quality composite, single drainer sink unit with mixer set. Integrated appliances include a four-ring gas Bosch gas hob with filter over, a double Bosch oven/combination grill, a Neff microwave, integrated dishwasher and a built in fridge/freezer. Power points with USB sockets and two uPVC double glazed windows overlook the garden.

FIRST FLOOR LANDING

With a hinged access to the loft space, which is boarded with a "pull down" ladder, feature balustrade above the stairwell and panel double doors open to an airing cupboard having slatted shelving and housing the pressurised hot water cylinder.

BEDROOM ONE

A particularly lovely room with a uPVC double glazed door with windows to either side opening to a Juliet balcony and taking in some far reaching views. Recess for wardrobe, radiator.

EN-SUITE SHOWER ROOM

With a uPVC opaque double glazed window, spotlights, extractor fan and a modern three-piece suite comprising a curved shower cubicle with dual heads and dual controls, a WC and a vanity unit with area of timber surface with a surface-set circular wash hand basin

having a cupboard beneath. Mirror, shaver light and shaver point. Ladder-style radiator/towel rail and feature tiling to two walls.

BEDROOM TWO

A good size double room with a front facing uPVC double glazed window also having some far reaching views. Radiator.

BEDROOM THREE

With a rear facing uPVC double glazed window overlooking the back garden and having some views beyond. Radiator, recess for wardrobe and spotlights.

BEDROOM FOUR

With a uPVC double glazed window overlooking the back garden. Radiator.

FAMILY BATHROOM

With a uPVC opaque double glazed window, spotlights to ceiling, extractor fan and a modern three piece suite comprising panel bath with an attached shower screen and a shower over with dual heads and dual controls, a WC and a vanity unit with a large rectangular wash hand basin with drawers below and a medicine cabinet and shaver point above. Ladder style radiator/towel rail.

OUTSIDE

To the front of the property beside the well-stocked gardens, there is DRIVEWAY PARKING, providing parking for at least two vehicles. From here twin up and over doors open to the DOUBLE GARAGE which has power points and strip lights. Set at the rear of the garage inter-connecting by way of double glazed French doors, there is a **GARDEN ROOM/STUDIO**, a fantastic additional space that augments the accommodation beautifully providing a versatile addition with this space having spotlights, power points, wall mounted shelves and bi-fold doors which inter-connect

with the garden. To the rear of the property there is a feature sandstone paved terrace, which spans beyond the width of the property, providing great options for outdoor entertaining etc and taking full advantage of the south-facing aspect. Adjoining the terrace there is a fire pit with pebbles, an area laid to feature wooden sleeper effect slabs and a continuation of the terrace which wraps around the rear of the studio/garden room where there is also a feature pergola. Steps descend from the terrace to the garden, which is laid to an area of shaped lawn with well-stocked borders, areas of rockery and raised bedding with further shrubs and a camellia etc. There is a mature wisteria and a side area where there is a timber shed, additionally there are external power points and a water tap.

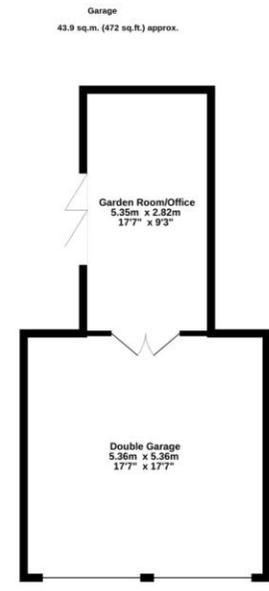
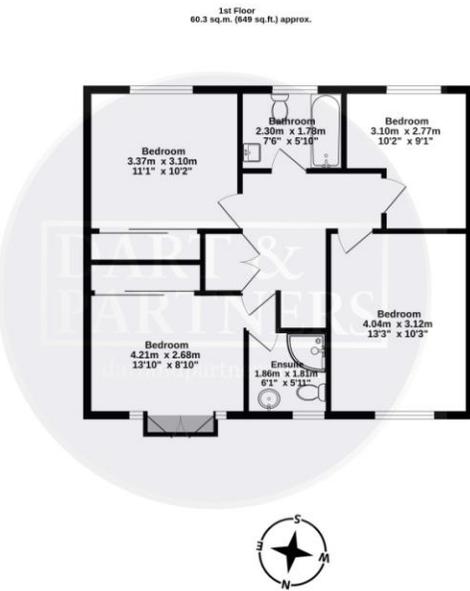
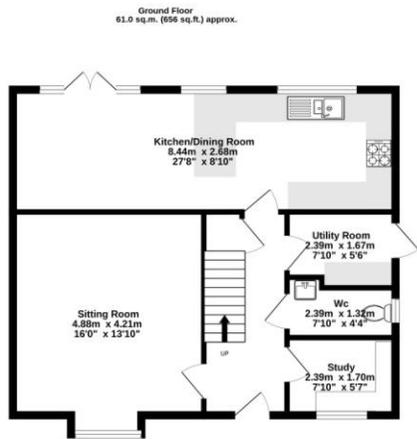
DOUBLE GARAGE

With eaves storage space, wall mounted cupboards, power points, strip lights.

MATERIAL INFORMATION - Subject to legal verification

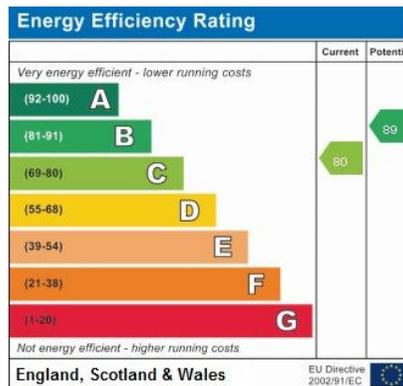
Freehold
Council Tax Band E





TOTAL FLOOR AREA : 165.1 sq.m. (1777 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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