



Our View “Located at the popular Moorland Reach development”

A spacious and well-presented detached four-bedroom property, benefiting from a range of optional extras and located on the sought-after Moorland Reach development in Kingsteignton.

The accommodation begins with an entrance hallway featuring wood-effect tiled flooring, which continues throughout much of the ground floor. A door provides access to the lounge, situated at the front of the property, with a double-glazed window facing the front. Opposite the lounge is a downstairs WC, also with continued flooring from the hallway. It includes a low-level flush WC, pedestal wash hand basin, part-tiled walls, and an obscured double-glazed window to the front. Continuing through the entrance hallway, you reach the spacious kitchen/dining/living room—a superb family space with double-glazed windows and sliding doors opening onto the garden. The well-presented kitchen offers a range of matching wall and base units with quartz work surfaces, a mixer tap sink with integrated drainer, and built-in appliances including a fridge-freezer, double oven, and dishwasher. The tiled flooring from the hallway continues here, complemented by inset spotlights. There is storage beneath the stairs and access to a utility space, which includes a further mixer tap sink, work units, and space/plumbing for a washing machine or tumble dryer. The flooring continues here, and there is a cupboard housing the combination boiler, along with a door

providing access to the side of the property. First Floor: Stairs rise from the entrance hallway to the first floor. From the landing, you have access to four generously sized bedrooms, each featuring double-glazed windows to either the front or rear. The master bedroom benefits from built-in wardrobes and a well-presented en-suite shower room, comprising a low-level flush WC, pedestal hand basin, and a separate mains-fed shower. The en-suite is fully tiled on both the floor and walls and includes an obscured double-glazed window to the side. Bedroom two also features built-in wardrobes. Between the bedrooms is a well-presented family bathroom suite, comprising a low-level flush WC, pedestal wash hand basin, and a panelled bath with mains shower. The bathroom is fully tiled and includes an obscured double-glazed window to the side, as well as a cupboard housing the water cylinder. A hatch from the landing provides access to the loft space. Exterior: Externally, the property features well-presented gardens. To the front, there is a paved driveway providing off-road parking for several cars, situated in front of the garage. To the rear, the enclosed garden leads out from the kitchen/dining space onto a patio and level lawn—an ideal area for outdoor dining and entertaining. There is a further patio at the rear, along with a raised flower bed. The garage features an electronically operated metal up-and-over door, with power and lighting provided.

- Spacious detached property
- Living room
- Superb kitchen /dining / living space
- Utility room
- W.C
- Four bedrooms (master ensuite)
- Family bathroom
- Enclosed gardens
- Driveway
- Garage





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80 agents in the South West



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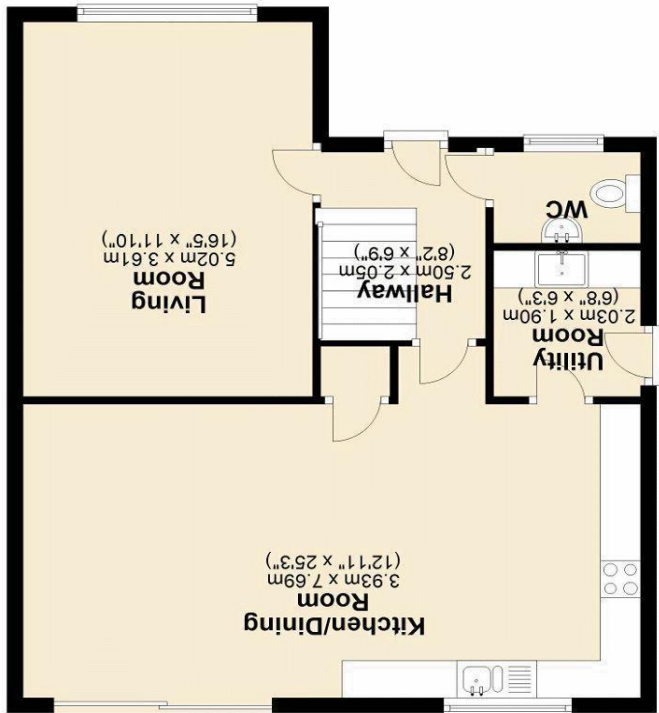
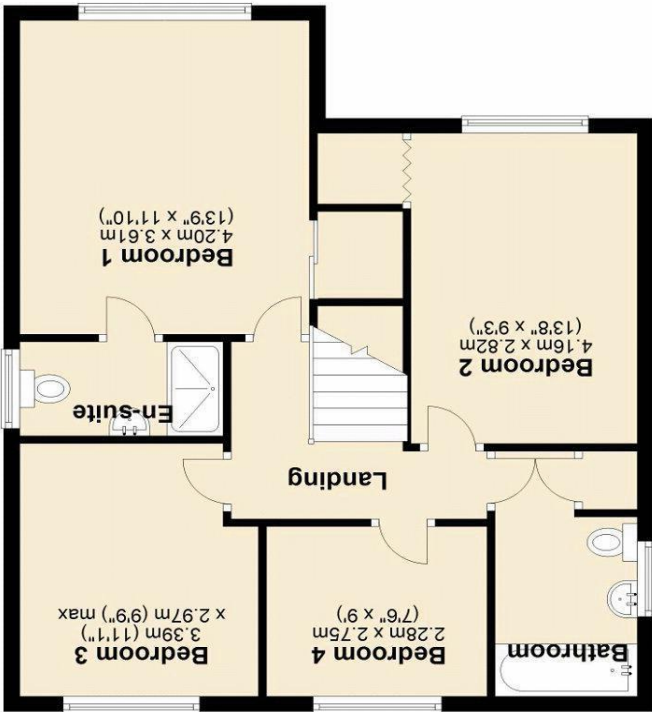


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The Property Ombudsman

Total area: approx. 126.1 sq. metres (1357.5 sq. feet)



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6 Kingfisher Way, Kingsteignton,
Guide Price £479,950 Ref: **DSN7084**

