



Our View “A property that must be viewed to be appreciated”

A superb four/five-bedroom detached family home offering well-presented and spacious accommodation throughout, enclosed gardens, a driveway, and a double garage. The property is located in an elevated position in Kingsteignton, enjoying delightful views of the moor.

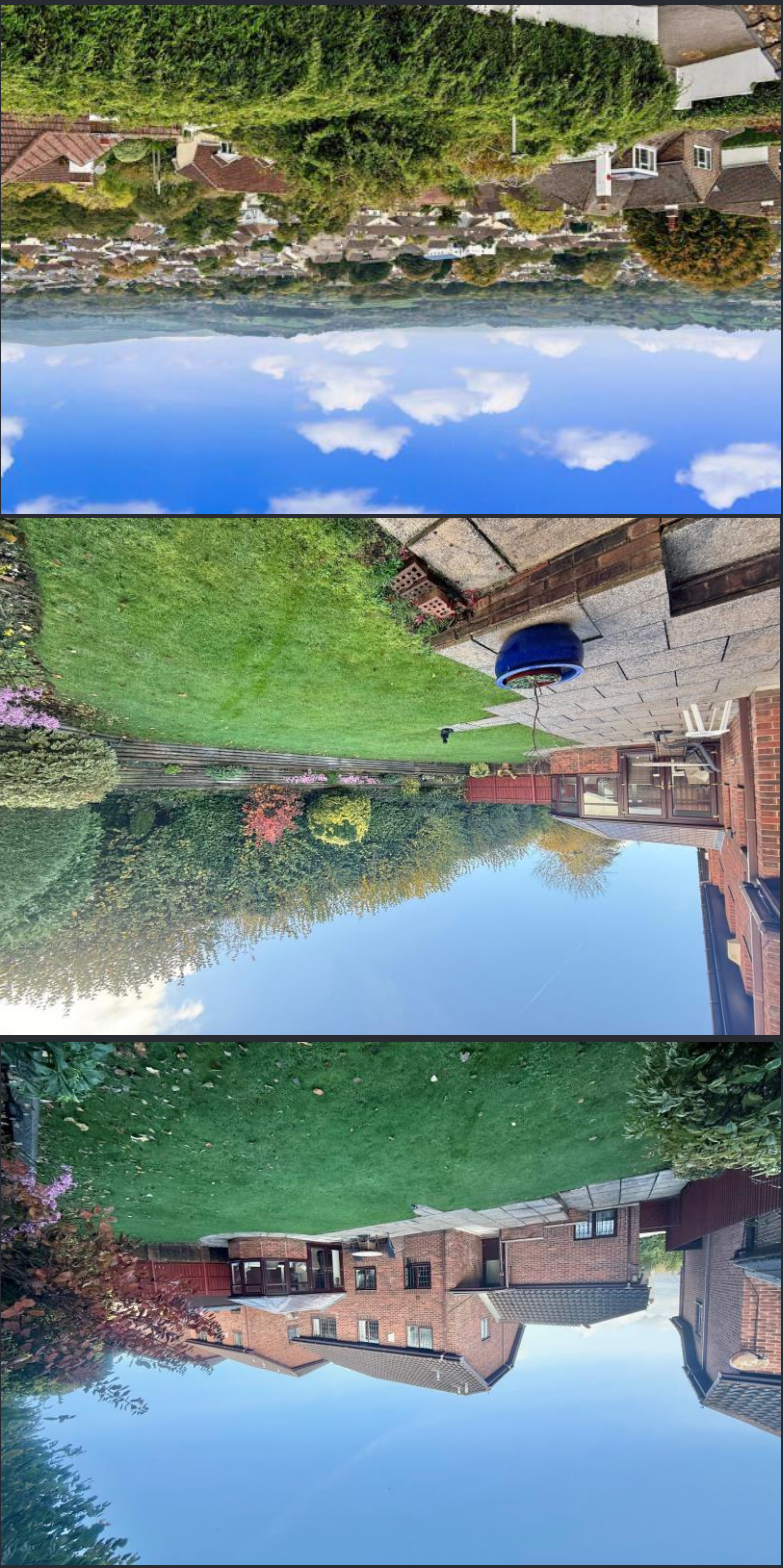
The accommodation begins with an entrance hallway featuring internal double doors that provide access to a spacious living room with a bay window to the front, enjoying a pleasant outlook towards the moor. The living room includes a feature gas fireplace with a marble surround. Internal double doors lead to the dining room, which has a double-glazed sliding door opening onto a delightful sun room with wood-effect flooring, windows, and double-glazed doors leading to the garden. From the dining room, access is provided to the superb kitchen/breakfast room, which boasts a high-specification kitchen with a matching range of wall and base units, Silestone work surfaces, an integrated sink with mixer tap and drainer, an induction Neff hob with extraction hood and light above, and a double Neff oven. There is also a range of built-in appliances, including a fridge-freezer and dishwasher, inset spotlights, and double-glazed windows overlooking the garden. The kitchen opens through to a utility space featuring additional units, Silestone work surfaces, and space and plumbing for a washing machine or tumble dryer, along with a mixer tap and a useful cupboard with shelving. A door provides access to the rear porch, which leads to the garden and stairs descending to the

double garage. The garage benefits from power and light, space and plumbing for an additional washing machine or tumble dryer, a combination boiler, an electrically operated door, and further under-house storage, along with roof space. From the entrance hallway, opposite the living room, there is a useful downstairs room that could serve as a study or occasional bedroom, with double-glazed windows to the front. Also from the hallway is a downstairs WC with a low-level flush toilet, pedestal wash hand basin, and storage beneath the stairs. Stairs rise to the first floor, where the landing provides access to four bedrooms, all featuring double-glazed windows to either the front or rear. Three of the bedrooms benefit from built-in wardrobes, with the master bedroom enjoying a dressing area and an en-suite shower room comprising a low-level flush WC, pedestal wash hand basin, and an electric-fed shower, with fully tiled walls and flooring and an obscure double-glazed window to the rear. Also on this level is a spacious family bathroom suite, including a low-level flush WC, pedestal wash hand basin, bidet, and panel bath with mains shower fitted, tiled walls, and an obscure double-glazed window to the side. From the landing, there is access to a useful airing cupboard housing the water cylinder and a hatch providing access to the loft space. Externally, the property enjoys very well-maintained front and rear gardens. To the front, there is a block-paved double-width driveway situated in front of the garage, with a few steps rising to the main entrance, passing a level lawn. To the rear, the property boasts a very private and enclosed garden that must be seen to be appreciated, with a patio leading out from the

property, creating an ideal area for outdoor dining and entertaining. Beyond the patio is a level lawn bordered by an attractive assortment of raised flowerbeds and mature hedgerow.

- Spacious detached property
- Living room
- Dining room
- Sun room
- Superb modern kitchen / breakfast room
- Utility room
- Four / five bedrooms (master ensuite)
- Enclosed private gardens
- Driveway and double garage
- Views of the Moor

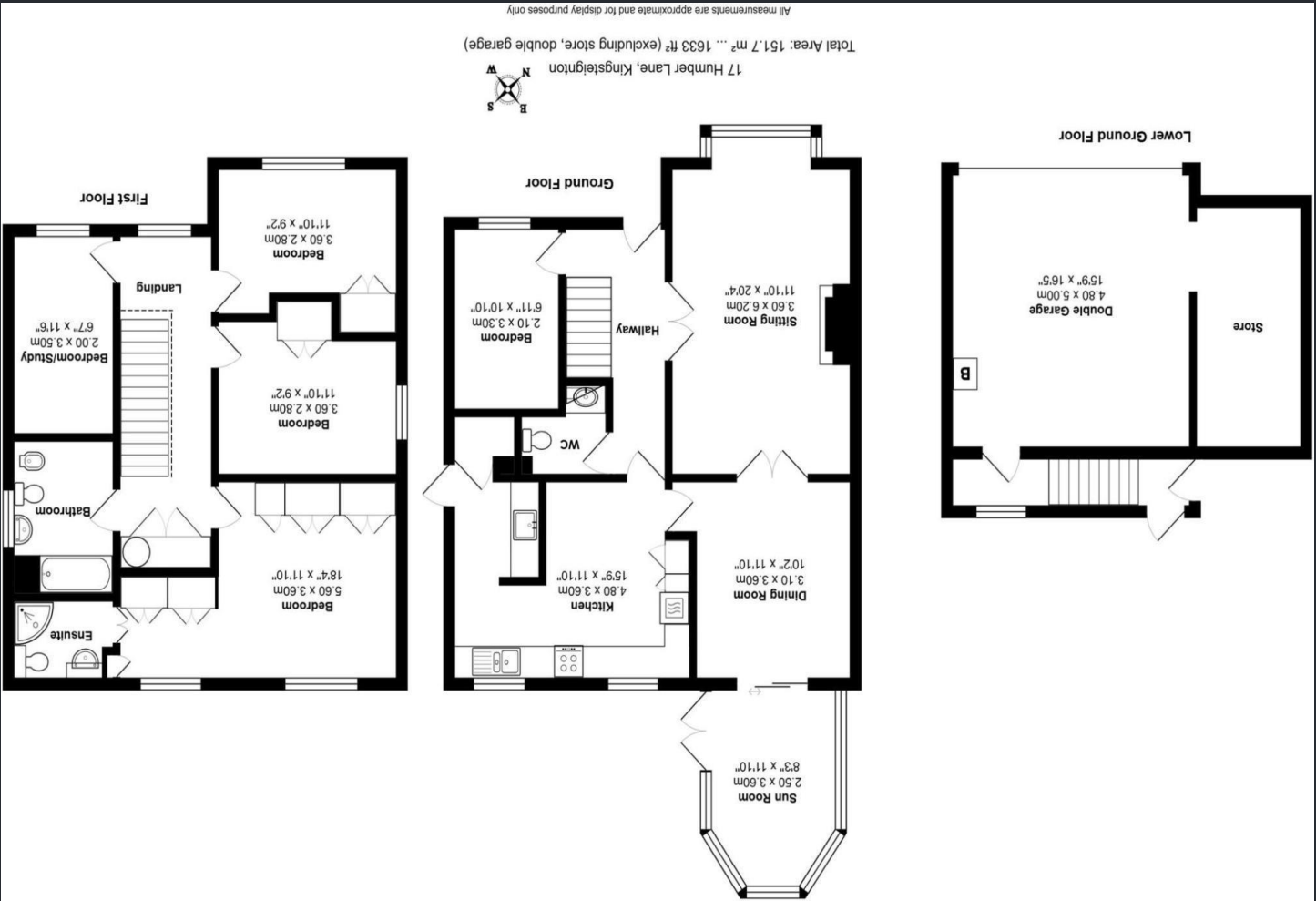




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