

SIMPLY GREEN

Robin Way

Kingsteignton





## FOUR BEDROOM DETACHED HOUSE

- ◆ SOUGHT AFTER REDROW DEVELOPMENT
- ◆ REMAINDER OF NHBC WARRANTY
- ◆ REAR EXTENSION
- ◆ FOUR BEDROOMS
- ◆ PRINCIPLE ENSUITE
- ◆ CONVERTED GARAGE AND OFF ROAD PARKING
- ◆ LEVEL REAR GARDENS
- ◆ UTILITY AND GROUND FLOOR WC
- ◆ OPEN PLAN KITCHEN, DINING, SITTING ROOM
- ◆ TENURE - FREEHOLD

Situated on the sought after Redrow development, this stunning detached 'Oxford' home has been extended to the rear with accommodation boasting a spacious lounge, open plan kitchen dining room with an extended sitting room to the rear. Complete with a partial converted garage allowing for a home office, as well as a utility room and ground floor WC.

To the first floor there are 4 bedrooms, three of which have fitted wardrobe storage, with bedrooms one and two also benefitting from bespoke furniture to match. The principle bedroom boasts a modern Ensuite shower room, with a further family bathroom to cater to the rest of the first floor. Outside, there is a garage and off road parking to the front and a level rear garden with a patio courtyard seating area.





## Accommodation

This well-presented and extended family home offers spacious accommodation across two floors.

On the ground floor, the entrance hallway includes stairs to the first floor, an under-stairs storage cupboard, a central heating radiator, and a security alarm. Luxury vinyl tile flooring runs throughout much of the ground floor.

The front lounge is bright and welcoming, with a UPVC double-glazed bay window, central heating radiator, media points, and a remote-controlled electric fire.

To the rear, the open-plan kitchen and dining room has a modern gloss-finish kitchen with matching wall and base units, worktops, and an inset sink with mixer tap. Integrated appliances include a dishwasher, eye-level oven and grill, gas hob with stainless steel splashback and extractor fan, and a fridge-freezer. A UPVC window overlooks the garden, there is a useful pantry cupboard and an opening into the dining area, along with spotlights and a central heating radiator.

The adjoining utility room features the same gloss units and worktop, plumbing for laundry appliances, an inset sink with mixer tap, and a central heating radiator. The ground floor WC is accessed from the utility room and includes a low-level toilet, wall-hung wash basin, tiled splashback, obscure-glazed window, and radiator.

An extension, completed in 2021 under permitted development, adds a second reception room with a vaulted skylight, app-controlled spotlights, and sliding doors opening onto the rear garden. Side window brings in additional light.

The former garage has been converted into a flexible office or workshop with spotlights, power points, and a wall-mounted boiler. The up-and-over garage door is still in place, providing an option for storage.





## First Floor Accommodation

Upstairs, the landing provides access to all rooms and includes a loft hatch, smoke alarm, radiator, and several storage cupboards, including an airing cupboard.

The main bedroom is at the front and features a UPVC double-glazed bay window, central heating radiator, and a full set of bespoke fitted wardrobes, drawers, and bedside units. A smart thermostat is also installed. The en-suite includes a wall-hung wash basin with vanity mirror, low-level WC, a mains shower with glass enclosure, towel rail, and an obscured window to the front.

Bedroom two is positioned at the rear and includes a UPVC window, central heating radiator, and power points. Bedroom three, to the front, also has fitted wardrobes and bedside units, a UPVC window, radiator, and power points. Bedroom four overlooks the garden and features a fitted wardrobe, shelving, radiator, and power points.

This is a practical and well-maintained property with flexible living space, ideal for families looking for a move-in-ready home in a well-established residential area.

Completing the first floor is the family bathroom, a modern white suite comprising a panelled bath with shower over, low level WC and wash basin, with an obscured UPVC double glazed window to the rear.

## Outside

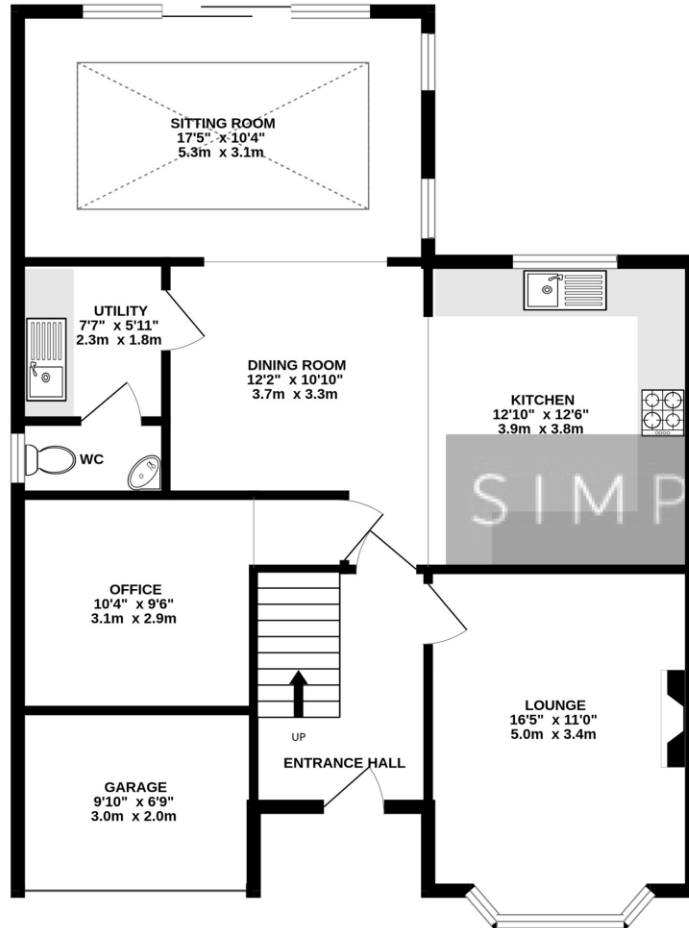
To the front of the property there is off road parking for multiple vehicles, access to the garage and side of the property, with gravel beds and a range of mature shrubs and bushes.

To the rear, accessed off of the kitchen dining room, there is a wrap around patio pathway with a level lawn in the centre. Timber enclosed fencing and a patio seating area with a gravel pathway leading to a pergola. There is also an outside tap and outside lighting.

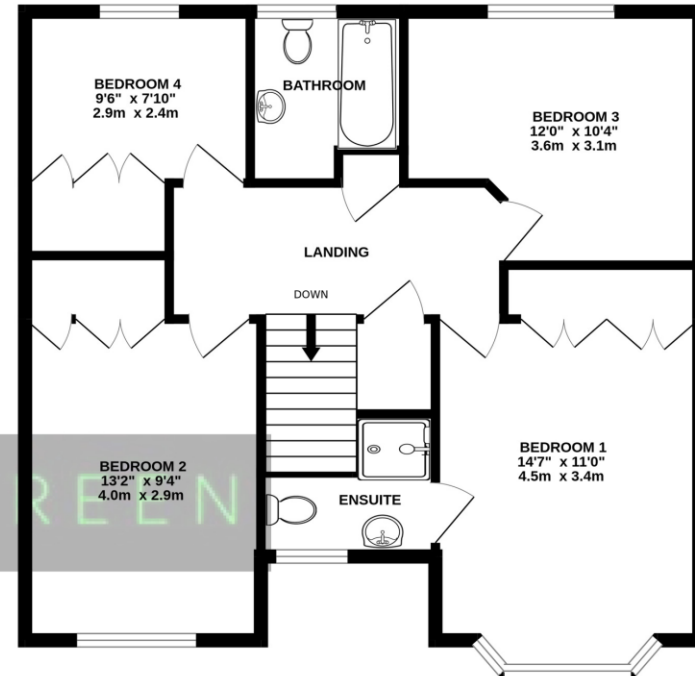


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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