



RE/MAX

PROPERTY HUB



36 Victoria Road, Dartmouth, TQ6 9SA

Offers over £600,000

RE/MAX are delighted to present this stunning 4 bedroom, three Story Family home. the property is presented to an exceptional standard with modern fixtures and fittings fused with an array of character and period features.

To the ground floor is a spacious lounge that leads to the family size dining room.

From here is a very contemporary kitchen/breakfast and family room with underfloor heating and integrated 'Neff' appliances. This fantastic space is very well lit from the sky light and the bi-fold doors out to the decking, gardens and rear driveway.

The first floor landing leads to the four piece contemporary bath and shower room, Additional W.C and the second double bedroom. An entrance opens to the main double bedroom with a contemporary en-suite shower room.

The second floor landing leads to two further double bedrooms and a further contemporary shower room.

From the kitchen/breakfast and family room is a large decked area that leads to the main low maintenance garden laid to artificial lawn and stone shingles. The garden is ideal for a table and chairs to relax, entertain and enjoy al-fresco dining.

The gardens continue to the rear driveway providing flexible parking for multiple vehicles.

Dartmouth is a beautiful waterside town that provides a good range of highly recognisable branded shops and local retailers. There is a number of restaurants providing a number of cuisines to enjoy, along with a selection of bistros and coffee shops.

Dartmouth itself is not too far from a variety of local town across the South Hams and is a short ferry hop to Brixham, Churston and Torbay.

Entrance Hall

Through the main double glazed front composite door you step into the entrance hall. Ornate coved and smooth set ceiling with inset ceiling spotlights. Vertical cast iron column radiator. Wood flooring. Staircase rises to the first floor landing with doors to an under stairs utility storage cupboard with plumbing for a washing machine. Adjacent storage recess. Doors to the lounge, dining room and the kitchen/dining room.

Lounge

Ornate coved and smooth set ceiling with inset ceiling spotlights with additional ceiling light point. Double glazed sash style windows to the front bay aspect with timber shutters. Vertical cast iron column radiator. Wood flooring. Wide double entrance to the dining room. Power points and 'USB' power charging points.

Dining Room

Ornate coved and smooth set ceiling with inset ceiling spotlights with additional light point. Vertical

cast iron radiator. Wood flooring. Door to the entrance hall. Double width entrance with bi-fold timber doors to the kitchen/breakfast/family room.

Kitchen/Breakfast

A fantastic and contemporary environment.

The kitchen has a smooth set ceiling with inset ceiling spotlights. A substantial range of contemporary wall and base units with roll edge work surfaces over and integrated/inset 'Neff' appliances. Inset one and half bowl sink drainer unit with extendable swan neck mixer tap over. Two full size built in oven and grills. Inset microwave oven. Inset five ring gas hob with extractor above with downlighting. Dishwasher. Tiled flooring with under floor heating. 'USB' charging points and pop up power point column to the work surfaces.

The breakfast/family area is a fantastic environment with a sky light window and bi-fold double glazed double doors out to the rear gardens and timber decked area. Tiled flooring. Vertical cast iron vertical radiator. Two flush floor electric points.

First Floor Landing

Smooth set ceiling with inset ceiling spotlights. From here you have a staircase to the second floor. Doors to the family bathroom, additional separate W.C, bedroom two and, doorway entrance to the main bedroom with a very contemporary en-suite style shower room.

Bedroom One

Ornate coved and smooth set ceiling with a ceiling light point. Large double glazed sash style window to the front aspect. Contemporary wood panel feature wall. Cast iron column radiator. Spacious wardrobe and wood floor. Door leads to the en-suite shower room. Power points and 'USB' charging points.

En-suite Shower Room

A very contemporary shower room with a smooth set ceiling with inset ceiling spotlights. Large double glazed sash style window to the front aspect. Walk in double shower with overhead rainfall shower and tiled wall areas with inset controls. glass splash screen. Wash hand basin with a mixer tap set to a vanity drawer storage unit. Low level W.C with a push button flush. Cast iron vertical radiator. Tiled floor.

Bedroom Two

Smooth set ceiling with a ceiling light point. Double glazed sash windows to the rear aspect. Cast iron feature focal point fire place. Cast iron column radiator. Wood flooring. A good sized double bedroom. Power points and 'USB' charging points.

W.C.

Smooth set ceiling with inset ceiling spotlight. Double glazed window. Low level W.C with a push

button flush. Wash hand basin with a mixer tap over set to a vanity storage unit.

Family Bathroom

Smooth set ceiling with inset ceiling spotlights. Double glazed window to the side aspect. Slipper roll top claw bath with a floor mounted contemporary mixer tap with a shower attachment over. Walk in shower with rainfall shower head with tiled wall areas and inset controls. Wash hand basin with a mixer tap set to vanity drawer storage unit. Low level W.C with push button flush. Vertical cast iron radiator.

Second Floor Landing

Smooth set ceiling with inset ceiling spotlights. Natural light from a double glazed sash window. Doors to built in airing storage cupboards with gas boiler & water storage tank. Doors to bedrooms three and four which are both doubles and the contemporary shower room.

Bedroom Three

Smooth set ceiling with a ceiling light point. Double glazed sash style window to the front aspect. Feature focal point cast iron fireplace with surround and hearth. Cast iron column radiator. Wood floor. Power points and 'USB' charging points.

Bedroom Four

Smooth set ceiling with a ceiling light point. Double glazed sash window. Feature focal point cast iron fire place with hearth. Cast iron column radiator with towel rail. USB charging points.

Shower Room

Smooth set ceiling with inset ceiling spotlights. Double glazed sash windows to the front aspect. Walk in double shower with rainfall shower head over and tiled wall areas with inset controls. Wash hand basin with a mixer tap over set to a vanity draw storage unit. Low level W.C with a push button flush. Radiator with towel rail. Tiled floor and wall areas.

Rear Garden

To the rear of the property accessed from the kitchen/breakfast/family room is a timber decked area ideal for relaxing, entertaining and al-fresco dining.

This leads to the main garden area laid to a low maintenance artificial lawn with a grid & stone shingled area. This provides a further area for relaxing and entertaining. and enjoying the sunshine. Enclosed by timber panels with gravel boards.

The garden further leads to the rear flexible driveway with a temporary style fence.

Driveway

Situated to the rear of the property is a driveway

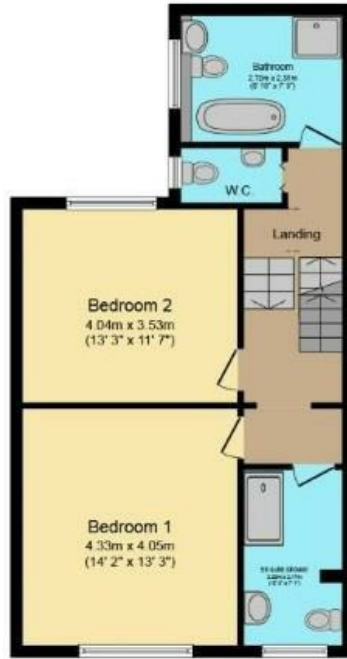
suitable for multiple vehicles and laid to a gridded shingled surface. Enclosed to the sides by timber panels and gravel boards.

Access via a private road from 'Albert Place'

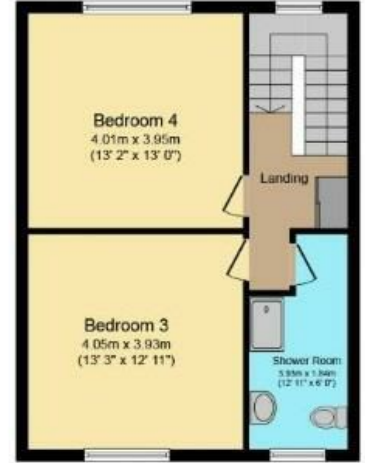
Floor Plan



Ground Floor

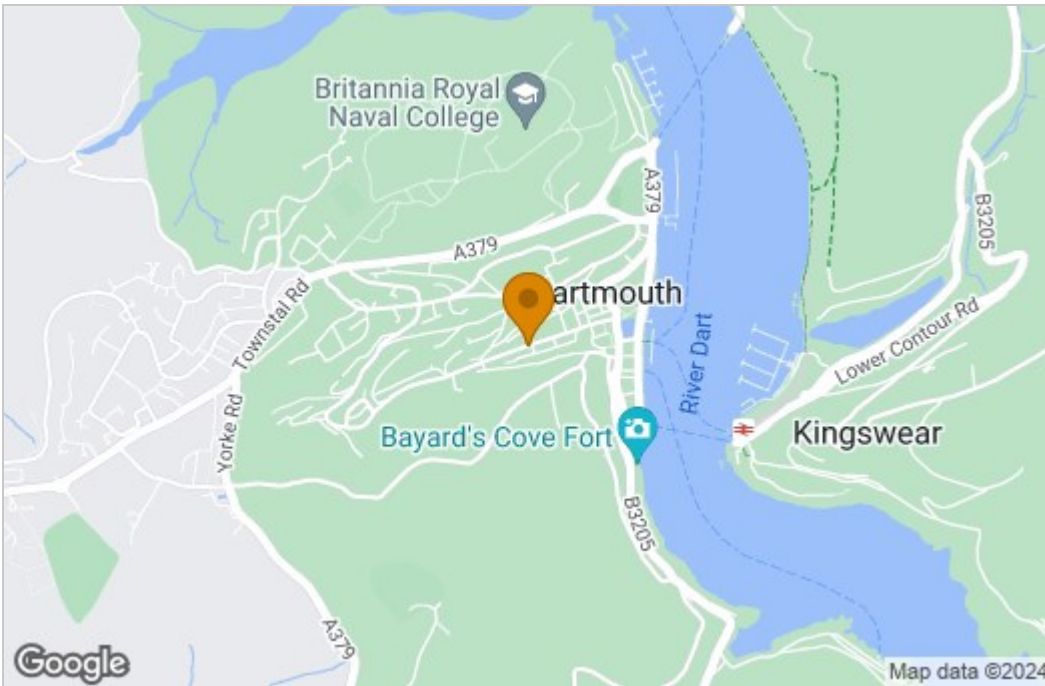


First Floor

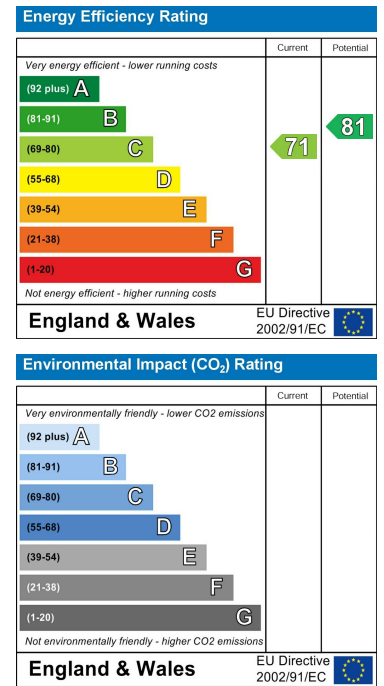


Second Floor

Area Map



Energy Efficiency Graph



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