



**Connells**

The Lodge Kings Meadow  
Kingskerswell Newton Abbot



## Property Description

Nestled in a tranquil cul-de-sac within the sought after village of Kingskerswell, this wonderful four bedroom detached property seamlessly blends spacious living with luxurious amenities.

Internally, the home provides ample space for those looking to upsize or growing families. The lower ground floor comprises a well appointed kitchen with integrated appliances and access to the conservatory. The kitchen also flows into the large living/dining area with two sliding patio doors to the rear garden. A cloakroom and utility room complete the ground floor.

On the first floor, you can find four bedrooms with a master en-suite and also a family bathroom.

Outside, there are gardens to the front, side and rear. The side garden is laid to lawn with flower beds and the rear, which is south facing, offers a low maintenance area.

Situated in Kingskerswell, residents enjoy proximity to local amenities including a health centre, primary school, pubs, restaurants, a church, post office and small supermarket. The market town of Newton Abbot is just three miles away, with Torquay approx two miles away. Excellent transport links via the A380 provide easy access to Exeter and the M5 motorway.

## Front Of The Property

Driveway parking for two vehicles, area of gravel, mature shrubs and paved pathway to the main entrance, outside tap.

## Entrance Hallway

Understairs storage cupboard, stairs to the first floor and a wall mounted radiator.

## Cloakroom

Obscure double glazed window to the side of the property, WC and wash hand basin vanity unit and a wall mounted radiator.

## Kitchen

15' max x 10' 4" max ( 4.57m max x 3.15m max )

Double glazed window to the front and side of the property, wall and base units, breakfast bar. one and a half bowl composite sink/drainer, five ring induction hob with extractor over and large oven beneath, integrated dishwasher, integrated wine chiller, space for American style fridge freezer, wall mounted radiator and door leading to the conservatory.

## Lounge/Diner

22' 5" max x 13' max ( 6.83m max x 3.96m max )

Two double glazed sliding patio doors to the rear and a double glazed window to the side of the property, feature fireplace with gas fire, space for large dining table and two wall mounted radiators.

## Utility Room

6' 11" max x 6' 2" max ( 2.11m max x 1.88m max )

Double glazed door to the side of the property, base units, plumbing for washing machine, wall mounted gas central heating boiler.

## Conservatory

15' 2" max x 9' 4" max ( 4.62m max x 2.84m max )

Windows surrounding, two double glazed doors leading to the garden, tiled flooring, wall lights and power.

## First Floor

Airing cupboard, loft hatch.

## Bedroom One

14' 6" max x 10' 5" max ( 4.42m max x 3.17m max )

Double glazed window to the side of the property, wall mounted radiator and door to the ensuite.

## Ensuite

Obscure double glazed window to the front of the property, WC, vanity wash hand basin, part tiled and a wall mounted heated towel rail.

## Bedroom Two

10' 1" max x 9' 9" max ( 3.07m max x 2.97m max )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Three

12' 2" max x 6' 10" max ( 3.71m max x 2.08m max )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Four

8' 2" max x 8' 1" max ( 2.49m max x 2.46m max )

Double glazed window to the side of the property, built-in wardrobes and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the side of the property, p-bath with shower over and glass screen, vanity unit with WC and wash hand basin, part tiled and a wall mounted heated towel rail.

## Rear Of The Property

The side of the property (accessed via the conservatory) comprises an area of gravel and lawn with flower beds. A gate takes you around to the rear of the property (which is accessed via the lounge) which is a south facing low maintenance patio and a door to the garage.

## Garage

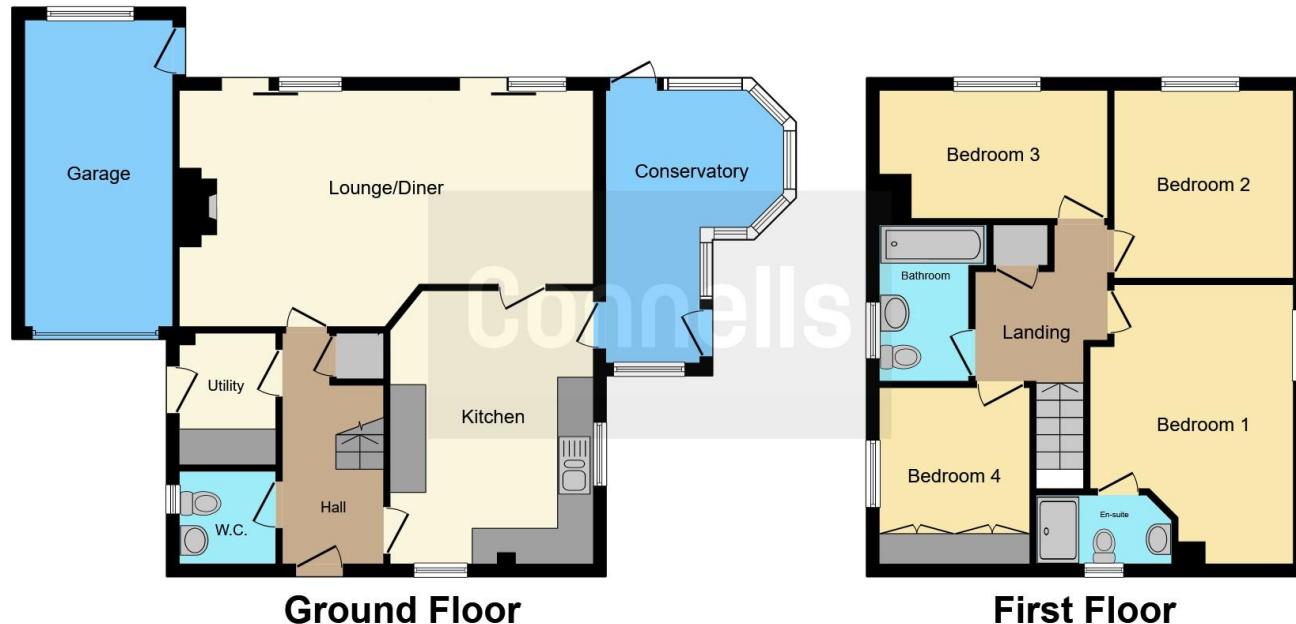
16' 5" max x 8' 1" max ( 5.00m max x 2.46m max )

Roller door, lights and power, double glazed window and door to the rear of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**directions to this property:**  
 What3words://inspector.lifetimes.summit

EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

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