



- AN ATTRACTIVE DETACHED PROPERTY IN A SOUGHT AFTER LOCATION
- SET WITHIN AROUND HALF A MILE OF THE VILLAGE CENTRE AND ESTUARY BEACHES
- RECEPTION HALL, SPACIOUS SITTING ROOM AND ATTRACTIVE KITCHEN
- GROUND FLOOR BEDROOM WITH EN SUITE
- FURTHER RECEPTION/GROUND FLOOR BEDROOM
- WONDERFUL FIRST FLOOR MASTER BEDROOM, ALSO WITH EN SUITE
- TWO FURTHER FIRST FLOOR BEDROOMS AND LUXURY FAMILY BATHROOM
- EXTENSIVE PARKING AND LARGE TERRACE
- PLEASANT ENCLOSED GARDEN

Laurel Lane, Shaldon, TQ14 0AL

Offers in Excess of £600,000

An attractive detached residence in sought-after Ringmore set around 1/2 a mile from Shaldon village centre and the estuary beaches. Spacious reception rooms, attractive kitchen, 4/5 bedrooms (2 en-suites,) luxury family bathroom, extensive parking, large decked terrace and pleasant enclosed garden.



Property Description

DESCRIPTION

Originally built in around 1968, 2 Laurel Lane was re-designed and substantially extended around 12 years ago and now provides an excellent family-size home. Externally attractive there are eye-catching triple domers on the front and rear elevations with feature large gable windows. This well-designed home provides the option of single-level living if required, with the accommodation at ground floor level comprising of a welcoming reception hall, an attractive and spacious sitting room which free-flows into the appealing kitchen, there is a ground floor bedroom suite with en-suite shower room and a further well proportioned reception room/bedroom. The receptions open onto an expansive deck at the rear of the property, providing a good sense of inside/outside living. To the first floor the wonderful master bedroom suite has glazed gable windows to the front and rear, a vaulted ceiling, a Juliet balcony and a good quality en-suite shower room. There are two further double bedrooms to the first floor level, along with a luxury family bathroom. Outside to the front of the property there is a well proportioned garden, being principally laid to gravel, which along with the driveway provides parking for numerous vehicles. To the rear of the property there is the aforementioned decked terrace, along with a pleasant enclosed garden. Additionally the house has an under-croft/cellar, accessed from the outside, housing the gas central heating boiler and providing useful dry storage.



LOCATION

2 Laurel Lane is set in an attractive and popular residential location, around half a mile from the ever-popular village of Shaldon. Shaldon has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are a good range of independent shops and cafes, a fine selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival



as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with a classic Georgian crescent, a Waitrose and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington. The renowned Torquay Grammar schools are also within relatively easy reach.

A paved entrance terrace with feature balustrade leads to the uPVC double glazed entrance door, opening to the....

RECEPTION HALL

A pleasant and welcoming space with a feature turning staircase, an under stairs cupboard and panel and glazed doors to the principal ground floor rooms.

SITTING ROOM

An attractive and spacious principal reception room, being dual aspect with a front facing uPVC double glazed window having a pleasant aspect over the street scene with views towards the countryside in the distance. UPVC double glazed patio doors lead onto the expansive decked terrace at the rear of the property. Three radiators. The sitting room free-flows into the kitchen through a feature arch.

KITCHEN

An appealing room with a large rear-facing uPVC double glazed window overlooking the rear garden and beyond with views towards countryside in the distance. The kitchen is fitted with an attractive range of floor and wall mounted units with extensive areas of timber-block work surface with a one and a quarter bowl single drainer sink unit with mixer tap and complementary tiled splashbacks. Space for an 8-ring range-style stove with stainless steel splashback and chimney-style extractor hood over. Built in display cabinet, integrated dishwasher and washing machine and space for a large fridge freezer. Spotlights to ceiling, ceramic floor tiles and under-plinth electric heater.

GROUND FLOOR BEDROOM/RECEPTION

Currently in use a lounge/study with uPVC double glazed sliding patio doors opening onto the decked terrace at the rear of the property. Through these doors good views are enjoyed across the rear garden towards the Little Haldon hills and countryside in the distance. Extensive built-in shelving and two radiators.

GROUND FLOOR BEDROOM

A double bedroom with a front facing uPVC double glazed window overlooking the front garden, radiator and built in shelving. A panel doors opens to.....

EN-SUITE SHOWER ROOM

Attractively fitted with ceramic wall tiles and a three piece suite comprising of a curved shower cubicle with sliding doors, a vanity unit with small inset wash hand basin and a WC. Ladder style radiator/towel rail, extractor fan and a front facing uPVC opaque double glazed window.

FIRST FLOOR LANDING

Another pleasant space with a galleried area above the entrance hall, a high ceiling and a feature uPVC double glazed half gable window above the stairs with views towards countryside.

BEDROOM 1

A superb master bedroom suite with feature front and rear facing uPVC double glazed gable windows. To the front aspect there are views towards distant countryside and to the rear aspect there are French doors opening onto a Juliet balcony with open views across the surrounding area towards countryside in the distance. Within the expansive bedroom space there are two built in double wardrobes with a cupboard above and chest of drawer units to either side.

EN-SUITE SHOWER ROOM

A modern suite comprising of a curved shower cubicle with attractive tiling, a wall-mounted Mira shower and a contemporary style wash hand basin with basin set on a timber unit with drawer and cupboard. WC, ceramic floor tiles, ladder-style radiator/towel rail, shaver light and front facing half gable uPVC double glazed window.

BEDROOM 2

A well proportioned second bedroom with a rear facing uPVC double glazed gable window having good views across the garden towards rolling countryside and the Little Haldon hills in the distance.

BEDROOM 3

Front facing uPVC double glazed gable window, radiator and a large recessed area for chest of drawers etc.

FAMILY BATHROOM

A lovely family bathroom with a luxury suite comprising of twin wash hand basins with mixer taps set on a large timber unit with drawer, cupboard and baskets beneath. There is a deep panelled bath with folding shower screen, shower over and a WC. Spotlights, ceramic floor tiles, ladder-style radiator/towel rail, two large eaves space cupboards and a rear facing uPVC double glazed gable window with good views across the surrounding area towards countryside in the distance. Shaver point and extractor fan.

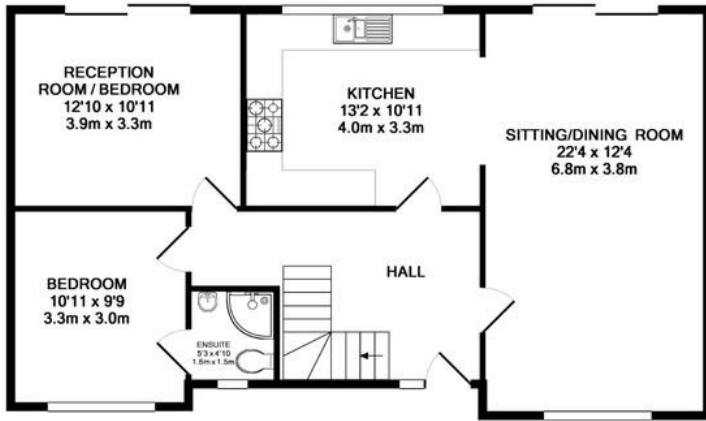
OUTSIDE

To the front of the property there is a large garden, principally laid to gravel with inset palms, with this space potentially providing good storage for a boat etc if required. Adjoining this there is a concept-paved driveway, providing parking for at least two vehicles. Paths run down either side of the front garden giving access to the rear. On one side of the property a door gives access into a useful under-croft/cellar, providing good dry storage with power points and housing the boiler providing the gas-fired central heating. To the rear, immediately behind the property there is an expansive timber deck which interacts well with the reception rooms and spans the width of the property with a feature timber balustrade. This space provides a great spot for al-fresco dining/outdoor entertaining etc. From the deck, steps lead down to the main expanse of rear garden, which is laid mostly to lawn with borders. The garden is enclosed by hedging and character stone walling and there are various inset shrubs and herbs.

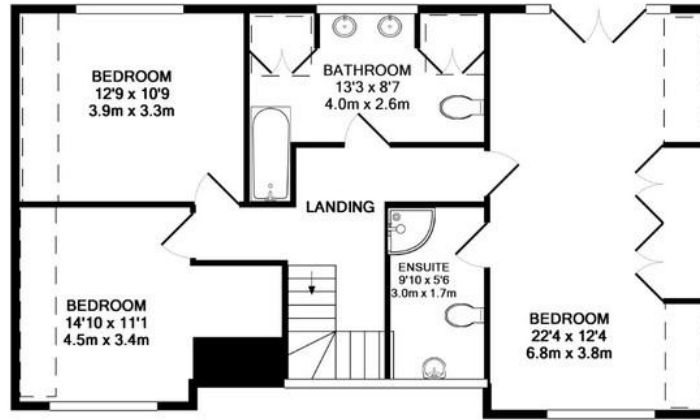
MATERIAL INFORMATION - Subject to legal verification
Freehold
Council Tax Band E







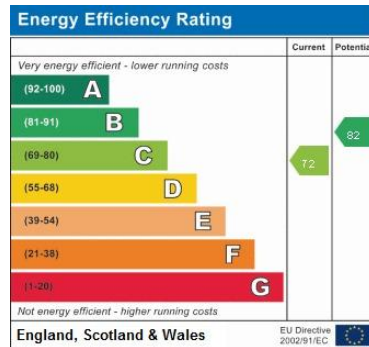
GROUND FLOOR
APPROX. FLOOR
AREA 823 SQ.FT.
(76.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1633 SQ.FT. (151.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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