

Kestrel Way, Dawlish, EX7 0PB



A delightful four bedroom detached house situated on a sought after residential development on the edge of town. Situated within a cul de sac with an open aspect to the front. This superb home benefits including an en-suite to the master bedroom, enclosed rear garden with summer house and a detached garage with additional driveway parking to name a few.

FREEHOLD, COUNCIL TAX - EPC - B

£399,950

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ACCESS

Pathway to covered front door with attractive planted bedding area to the side and driveway leading up to the garage.

ENTRANCE HALL

Tiled floor, high ceiling and skirting boards, radiator and stairs to first floor with under stairs storage cupboard.

CLOAKROOM

Tiled floor, front aspect obscure uPVC double glazed window, low level WC, wall mounted corner wash hand basin, extractor fan, radiator, fuse board and spotlights to ceiling.

LIVING ROOM

5.04m x 3.45m (16'6" x 11'4")

A spacious room benefiting from a large front aspect uPVC double glazed window with open outlook, radiator, television and telephone point.

KITCHEN

5.87m x 3.92m (19'3" x 12'10")

Presented to a high standard with space for large dining table and chairs, the kitchen/diner has uPVC double glazed sliding patio doors out to the garden with an additional rear aspect uPVC window and spotlights to ceiling. Fitted with a matching range of wall and base units with granite work surfaces over, stainless steel one and a half bowl sink and drainer with mixer tap, integrated appliances include dishwasher, fridge freezer, electric oven and grill with four burner gas hob and stainless steel extractor fan over. Tiled floor, radiator and utility cupboard with plumbing and space for washing machine with work surface over.

LANDING

Side aspect uPVC double glazed window, radiator, hatch to loft, cupboard housing pressurised cylinder and gas boiler with wall mounted central heating thermostat.

BEDROOM 1

3.84m x 3.12m (12'7" x 10'3")

Front aspect uPVC double glazed window with open outlook, fitted four door wardrobe, radiator, telephone and television point, door to...

EN-SUITE SHOWER ROOM

Double shower cubicle with fully tiled surround, thermostatic shower and glass screen, tiled floor, low level WC, wall mounted wash hand basin, side aspect obscure uPVC double glazed window, spotlights to ceiling and chrome ladder style heated towel rail.



BEDROOM 2

3.61m x 2.85m (11'10" x 9'4")

Rear aspect overlooking the garden with uPVC double glazed window, radiator and television point.

BEDROOM 3

2.93m x 2.61m (9'7" x 8'7")

Rear aspect overlooking garden with uPVC double glazed window and radiator.

BEDROOM 4

2.65m x 2.16m (8'8" x 7'1") Not including door recess

Front aspect with uPVC double glazed window and radiator.

BATHROOM

Panelled bath with thermostatic shower, glass screen and fully tiled surround, low level WC, wall mounted wash hand basin, tiled floor, chrome ladder style heated towel rail, extractor fan, shaver point, spotlights to ceiling and side aspect obscure uPVC double glazed window.

GARAGE

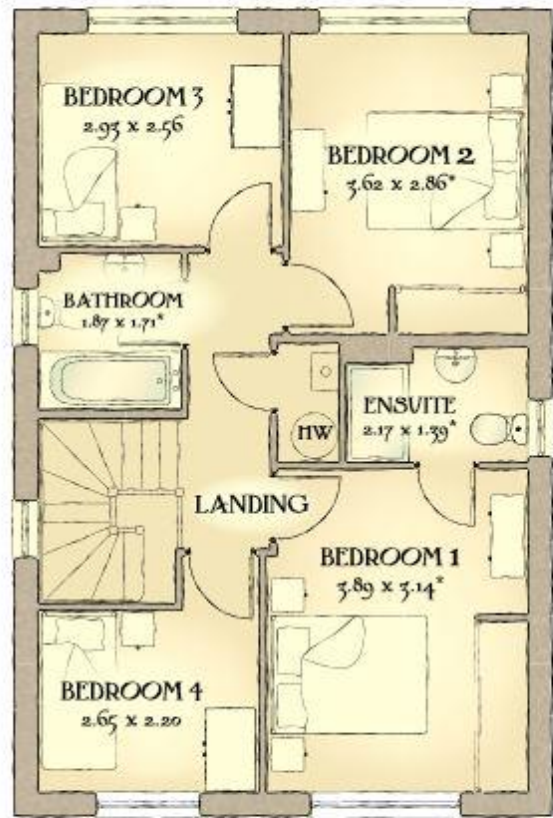
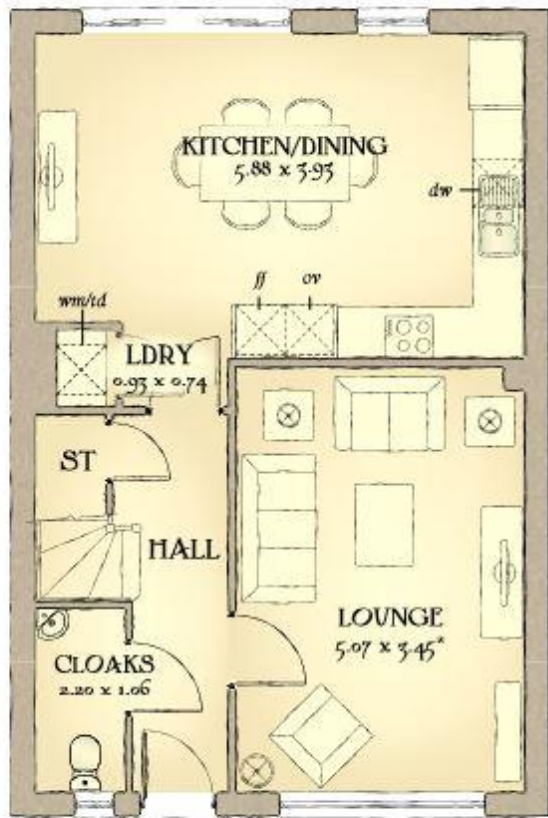
6.08m x 3.38m (19'11" x 11'1")

Up and over door, power and light.

GARDEN

The garden can be accessed from a gate at the side of the driveway or through the sliding patio doors in the kitchen/diner. Being fully enclosed the garden has been made low maintenance being mostly paved with ornamental chippings. There is a raised bed planted with a selection of shrubs and plants, outside tap and light. There is spacious summer house with light and power.





1173 SQ FT | FOUR BEDROOM HOME



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