

# Gilpin Close, **Dawlish**, EX7 9SZ



A great opportunity to purchase this extended 3/4 bedroom house situated off a private road with a good degree of privacy. The property has a wonderful open plan kitchen/dining/living room opening onto a private enclosed garden, solar panels, plenty of parking and versatile accommodation.

FREEHOLD, COUNCIL TAX BAND - D (Improvement indicator - yes), EPC - D.

£499,950

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## FRONT DOOR TO:

### ENTRANCE HALL

A spacious entrance hall with part vaulted ceiling, tiled floor, under floor heating, spot lights, stairs leading to the first floor and doors to the principal rooms.

### LIVING ROOM

UPVC double glazed bay window to the front, dado rail and coved ceiling and living flame gas fire.

### OPEN PLAN KITCHEN/DINING/LIVING SPACE

An impressive rear extension creating a wonderful family space with two large upvc double glazed sliding doors leading directly out to a private sunny large patio and garden, creating a large indoor/outdoor social area, vaulted ceiling with four Velux skylight windows and circular feature dimmable lit port hole window allows for plenty of natural light making this room a real feature of the property. A range of quality high spec contemporary modern gloss kitchen units with soft close pan drawers, corner pull out cupboards, pull out ladders and spice racks, built in dishwasher, space for large American style fridge/freezer, space for a wine cooler, built in microwave and oven, granite worktops and upstands under counter mood lighting, Large ceramic induction hob with gas wok burner, extractor fan above, one and half bowl stainless steel undermount sink with boiling water mixer tap. Feature stone walls and wood effect ceramic tiled flooring with under floor heating. There is a further upvc double glazed patio door in the kitchen area leading directly out to a secluded patio area. Open to the dining area with double glazed sliding patio doors open directly onto the garden, feature recess with light display area, wood effect ceramic tiled flooring with underfloor heating.

### STUDY/UTILITY ROOM

A versatile room with utility area. Downlights, USB sockets, WIFI hub network connections, upvc double glazed door to side to access rear garden, airing cupboard housing pressurised hot water system and boiler, solar panel controls. Belfast sink with granite worktop, mixer tap and upstands, space for washing machine and tumble dryer, motion decorative stainless steel light in walkway and wood effect ceramic tiles with underfloor heating.

### STORE ROOM/WORKSHOP

Remote controlled electric insulated roller garage door, consumer unit, electric fuse box, workbench, water tap, USB sockets, lighting and concrete floor.

### CLOAKROOM

Concealed cistern WC, wall mounted wash hand basin and wood effect ceramic tiled flooring with underfloor heating.

### FIRST FLOOR LANDING

Natural light sun tunnel, cupboard, loft access (boarded with light and insulated). Doors to:

### BEDROOM 1

Currently bedroom one & four have been combined to create an extremely spacious master bedroom that could easily be spit back into two or kept as one big room with double aspect. With two separate entry doors, coving, downlights, three upvc double glazed windows, two radiators, dressing area, recessed space for wardrobe or cabin bed and TV socket in a recessed TV wall space.







#### SPACE FOR EN SUITE/DRESSEING ROOM

Upvc double glazed obscure glass window, Towel Rail, plumbing is believed to be in place for an en suite. Alternatively, this could be used as a cot/study/dressing room.

#### BEDROOM 2

Double bedroom with upvc double glazed window with pleasant view of front aspect, wardrobes, radiator and TV socket.

#### EN SUITE WC

Upvc double glazed obscure glass window, single radiator, pedestal vanity sink with mixer tap, concealed cistern WC and shaver light point.

#### BEDROOM 3

Double bedroom with upvc double glazed window with pleasant view of rear garden, radiator, TV socket and storage cupboard.

#### BATHROOM

Fitted bathroom with panelled bath, mixer taps and shower, concealed cistern WC, vanity wash hand basin with mixer tap, laminated vanity worktop, storage cupboards underneath, single radiator, shaver point and upvc double glazed obscure glass window.

#### OUTSIDE

Situated off a private road the driveway has parking for two cars and a separate block paved parking area adjacent to the property allowing for a further two cars, with sensor lights and electric hook up for an electric vehicle or motorhome, decorative lighting. Small lawned garden with mature beds and a block path leading to the front door. Remote controlled electric garage door to access workshop, security lighting, soffit mood lighting, security cameras, pathway to rear garden with contemporary fence and side gate. To the rear is a very secluded, private sunny and well maintained rear garden, fully enclosed by mature hedges, trees and decorative flora borders mostly laid to lawn with two patio areas perfect for al-fresco dining and decorative mood soffit downlights for outside entertaining all year round. PV Solar panels to the roof (owned outright), electric outside power points on patios, security lights and cameras. There is also gated side access to rear garden and patios.

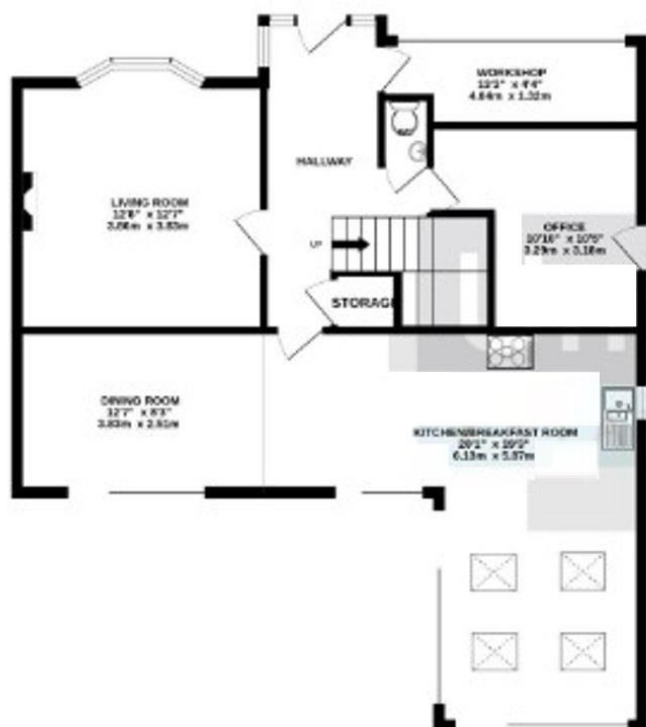
#### AGENTS NOTE

Improvement indicator - YES If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and may increase following the sale of the property.





**GROUND FLOOR**  
837 sq.ft. (77.8 sq.m.) approx.



**1ST FLOOR**  
675 sq.ft. (62.8 sq.m.) approx.



**TOTAL FLOOR AREA: 1512 sq.ft. (140.5 sq.m.) approx.**

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 misstatement. 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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