

Kestrel Way, **Dawlish**, EX7 0FY

Constructed by Redrow Homes to the Letchworth design is this generous three bedroom semi-detached family home in excellent condition throughout. The property is situated at the end of a private road of just 4 houses on the edge of the estate and benefits from a good size garden, garage, parking and has to be internally viewed to be fully appreciated. FREEHOLD, COUNCIL TAX BAND - C, EPC - B.

£350,000

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FRONT DOOR

ENTRANCE HALL

Stairs leading to the first floor with under stairs cupboard, radiator and doors to:

CLOAKROOM

uPVC double glazed opaque window, low level WC, wash hand basin and radiator.

LOUNGE

4.88m x 3.24m (16'0" x 10'8")

uPVC double glazed window with front aspect, radiator, television point.

KITCHEN/DINING ROOM

5.40m x 3.40m (17'9" x 11'2")

Kitchen area -uPVC double glazed window overlooking the rear garden, range of matching eye level and base units with work surfaces over, concealed lighting, one and a half bowl sink unit with mixer tap, built in gas hob and extractor hood over, double oven, integral dishwasher, integral fridge and freezer. Dining area - uPVC double glazed sliding doors with glazed side panels overlooking the rear garden, feature radiator, Laundry cupboard with work surface and plumbing for automatic washing machine.

FIRST FLOOR LANDING

uPVC double glazed window with side aspect, hatch to roof space, and airing cupboard with gas boiler and shelving. Doors to:

BEDROOM 1

3.46m x 3.00m (11'4" x 9'10")

uPVC double glazed window with front aspect, radiator, television point, triple wardrobe and double wardrobe. Door to:

EN SUITE SHOWER ROOM

Walk in shower cubicle, wash hand basin, low level WC, extractor fan, heated towel rail, tiled flooring, down lighters.

BEDROOM 2

3.54m x 2.69m (11'7" x 8'10")

uPVC double glazed window overlooking the rear garden, radiator and wardrobe recess.

BEDROOM 3

2.61m x 2.60m (8'7" x 8'6")

uPVC double glazed window overlooking the rear garden and radiator.

BATHROOM

Diamond shape uPVC double glazed opaque window, bath with shower over and glass screen, low level WC. Wash hand basin, heated towel rail, tiled flooring, and extractor fan.





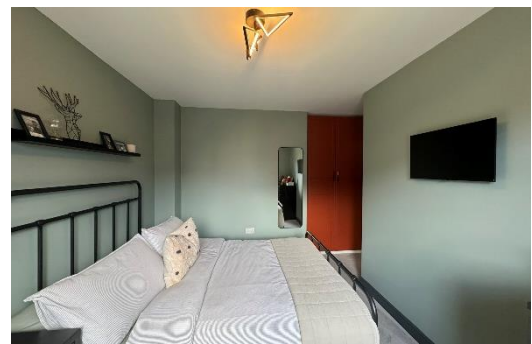
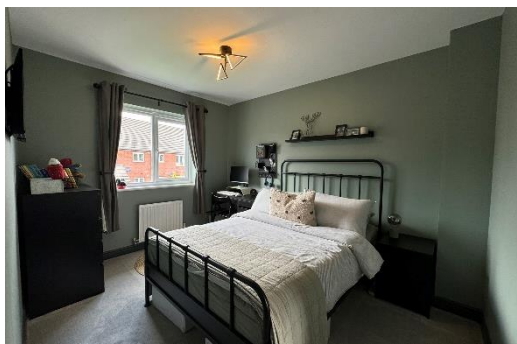
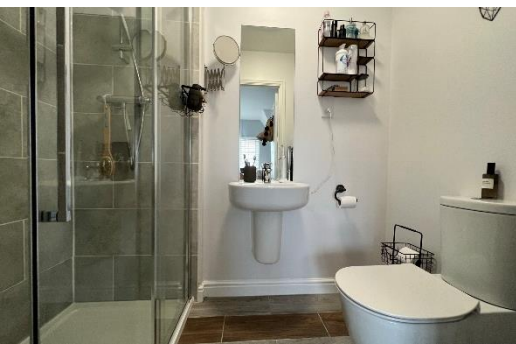
OUTSIDE

To the front of the property is an area of garden which has a variety of shrubs and a driveway with parking for two cars in tandem. The rear garden has been tastefully landscaped with a good sized patio area leading from the kitchen/dining room, artificial lawn with flower bed to one side, outside tap, decked seating area, timber fencing, and side gate access gate leading to the driveway.

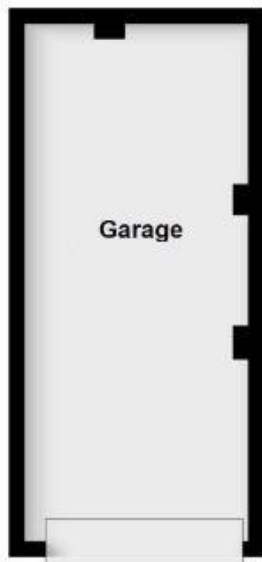
GARAGE

6.16m x 3.19m (20'3" x 10'6")

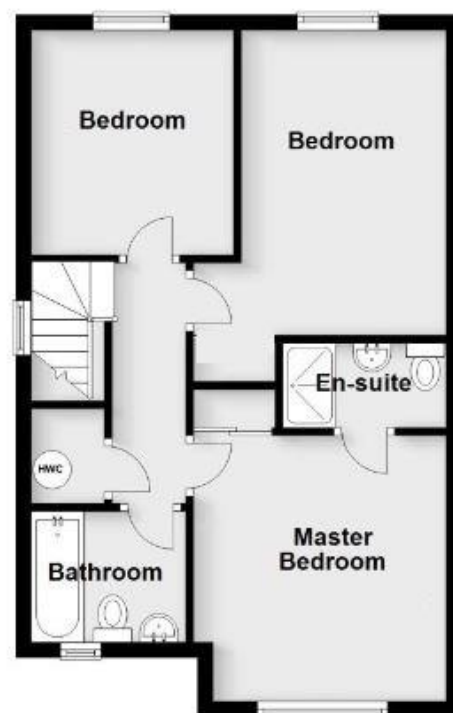
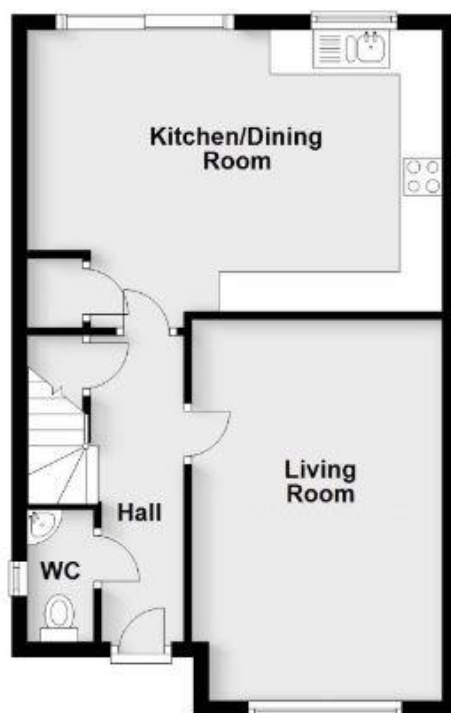
Metal up and over door, light and power connected, boarded eaves area for storage.



Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not to scale.



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