



1 Kestrel Close, Kingsteignton - TQ12 3QZ
£450,000 Freehold


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 **1 Bank Street**
Newton Abbot TQ12 2JL



This beautiful CHAIN FREE detached family home was built approximately 3 years ago by Redrow Homes and is a Marlow design, located in the Moorland Reach development. The property offers spacious accommodation throughout and was upgraded to a high end specification when first purchased.

Entering through the composite front door into a spacious hallway with a staircase to the first floor. From the hallway to have access to the kitchen/diner, spacious living room and a door to the integral garage. Amtico flooring has been laid from the hallway into the kitchen/diner.

The living room has been carpeted with painted walls, and a large front aspect window allowing plenty of natural light into this bright and airy room.

The generously proportioned modern kitchen/diner comprises of matching wall and base units with charcoal worktops in an L-shaped design. Integrated appliances include a fridge freezer and dishwasher. There are two single built in ovens, a four-burner hob with stainless steel splashback and extractor fan above and a one and a half bowl stainless steel sink. There is plenty of room to add a dining table, ideal for the family meals. There are Double French doors that open out into the rear garden.

A separate utility room with worktops, cupboards and space and plumbing for a washing machine and tumble dryer. There is a large storage cupboard, perfect for storing all your cleaning needs and a window and door to the rear garden. The downstairs cloakroom can also be found here with low level WC, wash hand basin and tiled splashbacks. An obscure window faces the rear of the property.

Upstairs, the principal bedroom is a large double with fitted wardrobes and a front aspect window. The en-suite shower room consists of double shower cubicle, low-level WC, hand wash basin and heated towel rail.

Bedrooms two and three are both double for size with views to the rear of the property. Bedroom two has fitted wardrobes. The fourth bedroom that is also a double, although currently used as an office, has views to the front of the property.

The family bathroom is modern and consists of a bath with shower over, a low-level WC, hand wash basin and a heated towel rail. With tiles covering the floor and walls, and obscure window to the side of the property. The landing has an airing cupboard containing an unvented hot water cylinder providing mains-pressure hot water, and a hatch in the landing ceiling provides access to the loft space.

Measurements

Living room - 16'11 x 11'2 (5.14m x 3.40m)

Kitchen/diner - 14'10 x 13'10 (4.52m x 4.23m)

Utility - 9'2 x 5'11 (2.79m x 1.79m)

Bedroom 1 - 17'9 x 11'2 (5.41m x 3.41m)

Bedroom 2 - 10'11 x 10'6 (3.34m x 3.21m)

Bedroom 3 - 10'5 x 9'10 (3.17m x 3.00m)

Bedroom 4 - 10'9 x 9'2 (3.27m x 2.79m)

Bathroom - 7'5 x 6'7 (2.28m x 2.09m)



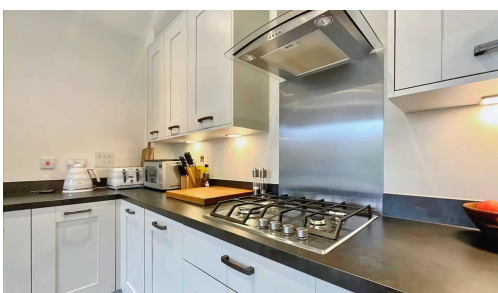
Useful Information

Broadband speed - Ultrafast
1000mbps (According to
OFCOM)

Teignbridge Council Tax Band -
E (£2767 per year)

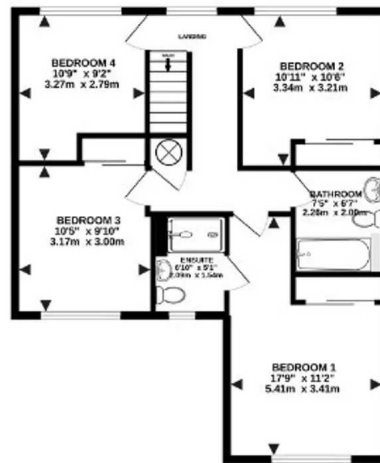
EPC Rating B

Gas, Electric and water all
connected



Garden

The rear garden is fully enclosed by wooden fencing giving a safe environment for a young family to play and it enjoys lots of sunshine late summer evenings. For entertaining there is a wooden decked area just outside the patio doors somewhere to relax and enjoy a glass of wine. This is next to the landscaped gardens with an area of lawn bordered with plants, shrubs, flowers. A path to the side of the property leads to the side gate giving access to the front garden.



Garage

Single Garage

The driveway offers parking for two cars plus another space in the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	