



## 3 Kestrel Close, Kingsteignton

£450,000 Freehold

Detached House • Four Double Bedrooms • Spacious Living Room • Kitchen/Diner • Utility Room • Ensuite to Principal Bedroom • Downstairs Cloakroom • Front and rear Gardens • Garage • Off Road Parking

### Contact Us...

📞 01626 365055

✉ newtonsales@chamberlains.co

🏠 1 Bank Street  
Newton Abbot TQ12 2JL

**chamberlains**  
the key to your home





This beautifully presented 4-bedroom detached property is situated in the sought-after Moorland Reach development in Kingsteignton, offering a perfect blend of modern comfort and family-friendly living. As you enter, you're welcomed by a spacious entrance hall, setting the tone for the rest of the home. The living room is bright and inviting, featuring a striking fireplace as the focal point, complemented by a large window that provides plenty of natural light and views to the front aspect, making it a wonderful space to relax and unwind.

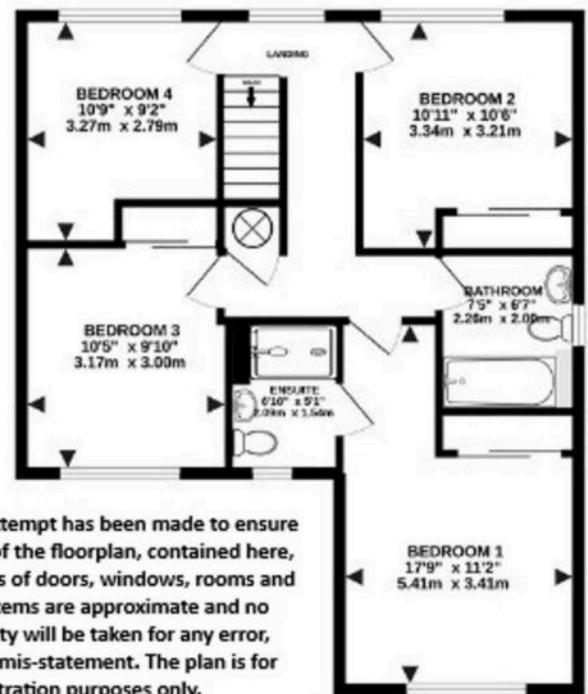
The heart of the home is the stylish kitchen/diner, which boasts sleek high gloss wall and base units, creating a contemporary and functional space. It is fully equipped with an integrated dishwasher and fridge/freezer, along with a double oven, four-burner gas hob, and a stainless steel extractor fan. The room also features a brick-effect tiled splashback, adding a touch of charm. Double doors open from the dining area into the rear garden, providing a seamless transition between indoor and outdoor living, ideal for entertaining or sitting out on the patio and enjoying the sun.

Adjacent to the kitchen is the practical utility room, which is fitted with space and plumbing for both a washing machine and dryer, along with a sink and drainer, perfect for managing household chores. Leading off from the utility room is the convenient downstairs cloakroom, adding to the overall practicality of the home.

Upstairs, the property continues to impress with four generously sized double bedrooms, offering plenty of space for family members or guests. Three of the bedrooms are fitted with built-in wardrobes, ensuring ample storage. The principal bedroom is a particular highlight, featuring its own ensuite for a touch of luxury and privacy. The family bathroom, located on the same floor, is well-appointed with modern fixtures and fittings, providing a relaxing space for the family to enjoy.

The property also benefits from a garage, providing additional storage or parking space, ensuring the home is as practical as it is stylish. The combination of spacious living areas, modern finishes, and the desirable location makes this home an ideal choice for families looking to settle in a vibrant and welcoming community.







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)

Garage - 18'0 x 9'1 (5.49m x 2.76m)



IMPORTANT INFORMATION

Broadband Speed Ultrafast 1800 Mbps  
(According to OFCOM)

Teignbridge Council Tax Band E  
(£2908.34 Per Year)

EPC Rating B

Mains Gas, Electric, Water and  
Sewerage Supplied

The Property Is Freehold

