



11 Nash Gardens, Dawlish

£425,000 Freehold

Modernised Detached Bungalow • Four Bedrooms • Master with Dressing Room & En-Suite • Contemporary Kitchen/Dining Room/Living Room • Utility Room • Stylish Family Bathroom & En Suite • Corner Plot with Large Level Garden • Double Garage sub-divided for Home Office/Gym • Private Access to Neighbouring Park • EPC - D

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A beautifully presented extended detached four bedroom bungalow laid out in a modern design with an open plan kitchen, dining room and living area, separate utility room, stylish bathroom, the master bedroom with an ensuite and three further bedrooms. The property is approached by a pathway to the level lawned garden. Stepping in to the entrance vestibule, there is space for coats and shoes and a further panelled door leads in to the hallway. The hallway extends to the fantastic open plan kitchen, dining and living area in the heart of the home, with doors off to the utility room, family bathroom and bedrooms. The stylish contemporary kitchen is finished to a high standard comprising base and wall mounted units with roll edge worktops, single bowl stainless steel sink with waste disposal and shower tap, induction hob with ceiling extractor above, integrated oven/grill and wine cooler. Light floods in from the ceiling Velux window and there is a large window overlooking the gardens. The dining area has space for a six seater dining table and chairs and leads out to the raised patio through double patio doors. The lounge is off the dining area and has a ceiling Velux window.

The utility room is a useful space with space/plumbing for a washing machine and dryer, an obscure window to the rear and it houses the 'Gloworm' boiler.

The stylish family bathroom comprises a panelled bath with shower screen, rainfall shower with hand held attachment, low level flush WC and wash hand basin in unit with cupboards under, obscure window to the front and partly tiled walls.

The master bedroom is a good sized room with a walk-in dressing room, ensuite and sliding patio doors to the rear garden, making this a particularly bright space. The ensuite is equipped with a walk-in shower with rainfall shower and hand attachment, recessed wash hand basin, low level WC, chrome heated towel rail and an obscure window to the side. Bedroom two is another good sized double room with a storage cupboard and window to the front. Bedroom three is a double bedroom with a built-in wardrobe and window to the front. Bedroom four has a window to the side.

At the rear of the property there is a pleasant level garden laid mainly to lawn with steps down to a seating/BBQ area. There is gated access to the adjoining parkland, ideal for dog walks and a quicker walk towards Dawlish. There is pedestrian access to the rear of the garage which is currently used as a home gym.



Tenure - Freehold

Mains Services - Gas, Electric and Water

Council Tax Band **D** - **£2504.34 per annum**

Broadband - Ultrafast 1000Mbps
(According to OFCOM)





Kitchen/Reception/Dining Room
31'0" x 24'10" (9.45m x 7.57m), Utility
Room 7'10" x 5'11" (2.38m x 1.81m),
Bedroom 13'0" x 10'0" (3.96m x
3.06m), Bedroom 12'2" x 11'4" (3.71m
x 3.45m), Bedroom 12'0" x 11'11"
(3.66m x 3.64m), Bedroom 10'8" x
9'1" (3.25m x 2.76m), Workshop
15'11" x 7'8" (4.85m x 2.33m),
Garage 15'11" x 7'5" (4.85m x 2.27m)

