



**45 Meadowcroft Drive**

**Kingsteignton, TQ12 3PB**

**RENDELLS**



# 45 Meadow Gardens, Kingsteignton, TQ12 3PB

**Guide Price £555,000**

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This property is a beautifully present 4/5 bedroom home which has benefited from extensive refurbishment throughout and to a high standard. The accommodation is divided over two floors and with a lovely open plan luxury kitchen/dining area offering an ideal space for family entertaining. The bedrooms are divided over the two floors and also offer one en-suite upstairs and a luxury bathroom and shower room. Outside the garden is well laid out and offers a spacious south facing terrace idea for al fresco dining. There is also the added benefit of a hot tub and a extremely useful studio/workshop.

- Detached family home
- Extensive refurbishment throughout
- 4/5 bedrooms
- Lovely open plan contemporary kitchen
- Luxury bathroom and shower room
- Study
- Southerly facing rear garden
- Studio / Workshop

## **Accommodation:**

### **Entrance Hall**

Part glazed uPVC double glazed door and window leading in to the entrance hall. solid wood oak flooring with underfloor heating and a built in cupboard with hanging space and shelving. The hallway then flows through to the open plan kitchen and living space.

### **Kitchen/Diner**

This lovely large open plan area incorporates a bespoke fully fitted luxury kitchen with a comprehensive range of fitted units along with a central island. The kitchen offers an integrated double oven, five ring gas hob which is integrated within the central island, quartz work tops, a one and a half bowl sink unit, under unit and floor level concealed lighting and ceiling downlighters and underfloor heating. The dining area offers space for a large dining table ideal for family entertaining and bi- folding glazed doors opening up onto the rear terrace.

### **Living Room**

The living area flows through from the dining area. Once again there is underfloor heating and there is double glazed window to the front and double glazed sliding doors opening onto the rear terrace.

### **Utility room**

The utility room is again fitted with a range of matching units, space and plumbing for washing machine and tumble dryer, wall mounted gas fire boiler and a floor standing Mega flow hot water cylinder and underfloor heating. There is also a double glazed door opening to the side of the property.

### **Shower Room**

The shower room offers a modern white suite with a glazed shower cubical with plumbed shower and rain shower, wash hand basin and WC

### **Study**

Built in solid wood desk unit along with wall mounted shelving and downlighters.

### **Reception room/Bedroom**

This room is currently laid out as bedroom, however could also be used as an additional living room. The room also offers an attractive double glazed bay window to the front, downlighters and underfloor heating.

### **Bedroom 4**

A double glazed window to the side and radiator.

### **First Floor Landing**

This light and airy landing incorporates an oak and glazed panelled staircase, skylight above and a built in storage cupboard within the eaves.

### **Bedroom 1**

This light and spacious room offers a glazed cathedral window at one end and a skylight window. There is also a built-in storage cupboard. The En-suite incorporates a low-level WC, wash hand basin unit with shelving and an electric vanity mirror.

### **Bedroom 2**

The second bedroom and is of good size and offer two opening skylights windows with views, and a built in storage cupboard.

### **Bedroom 3**

The third bedroom is a double bedroom with an obscure double glazed window to the side and a further storage cupboard. This makes an ideal bedroom/playroom.

### **Bathroom**

The luxury bathroom suite comprises of a free standing bath with a hot and cold water tap and shower attachment. Oval wash hand basin with mixer tap, a large walk in shower with plumbed rain shower and seating area, There is also a Velux skylight window.

### **Outside:**

To the front of the property there is a gravelled driveway providing parking for a number of vehicles along with a detached timber studio/workshop. There is also an outside tap. To the rear there is a larger terrace which wraps around to the side of the property and which also enjoys a southerly aspect. The terrace leads onto an area of garden which incorporates an artificial area of lawn and a further timber storage shed.



A nice addition to the garden is a hot tub which has been maintained and recently serviced. The garden is enclosed with timber fencing and there is also two outside taps and power point.

### **Studio/Workshop:**

The building is of timber construction and is also fully insulated and which double glazed door to the front. There is also power, lighting and heating .





**Services:** Main water and drainage, electricity, Gas fired central heating and part under-floor heating.

**Local and Planning Authority:** Forde House, Brunel Rd, Newton Abbot TQ12 4XX

**Council Tax:** D

**Energy Performance Certificate:** B

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through  
Rendells Estate Agents, Tel: 01626 353881.

**What3Words:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

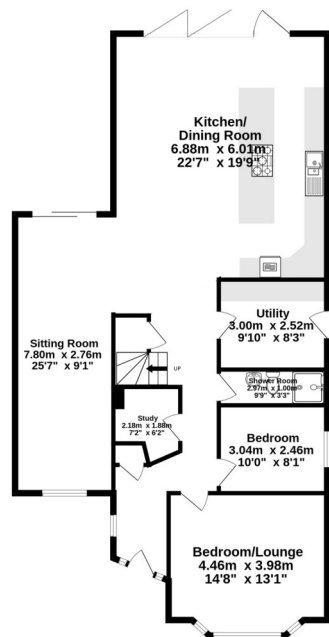




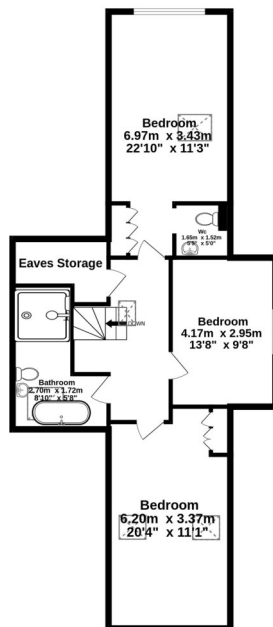




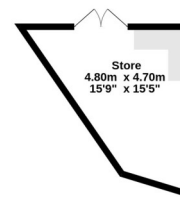
Ground Floor  
118.9 sq.m. (1280 sq.ft.) approx.



1st Floor  
78.6 sq.m. (846 sq.ft.) approx.



Outbuildings  
21.0 sq.m. (226 sq.ft.) approx.



TOTAL FLOOR AREA : 218.5 sq.m. (2352 sq.ft.) 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 mis-statement. 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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