



Our View “A property that must be viewed to be appreciated”

This spacious and individually designed detached four-bedroom property is presented to a high standard throughout. It offers generous living accommodation, four double bedrooms, ample off-road parking, a detached garage, and the potential for a separate self-contained annexe. The beautifully enclosed gardens surround the property, which is situated in a quiet cul-de-sac in the sought-after village of Kingskerswell.

The accommodation begins with an entrance porch leading into a welcoming entrance hallway, featuring inset spotlights. From here, there is access to the spacious living room, a bright and generous space with two double-glazed windows overlooking the front aspect and a feature wood-burning fireplace with exposed brick surround. The living room provides internal access to the modern fitted kitchen which comprises a range of matching wall and base units, a stainless-steel sink with mixer tap and drainer, a built-in oven with gas hob, extraction hood and light, and space for a fridge freezer and dishwasher. The kitchen benefits from wood effect flooring, inset spotlights, a double-glazed window to the side, a door providing external access, and double-glazed windows to the rear. There is also access to a separate WC/utility room with space and plumbing for a washing machine or tumble

dryer, a low-level WC, and a pedestal wash hand basin. From the kitchen, access is gained to the dining room, a very pleasant room filled with natural light from a large skylight, a double-glazed window to the side, and double doors opening onto the rear garden. A further door leads back into the entrance hallway. The hallway provides access to four double bedrooms, all of which benefit from double-glazed windows to the front or rear. Three of the bedrooms feature built-in wardrobes, with the main bedroom enjoying a double-glazed bay window overlooking the front garden. Centrally positioned between the bedrooms is a modern fitted family bathroom comprising a low-level WC, pedestal wash hand basin with storage beneath, a panelled bath, and a separate mains-fed shower. The bathroom is fully tiled, with tiled flooring and an obscured double-glazed window to the rear. From the entrance hallway, double doors provide access to a useful storage cupboard with shelving and a hatch offering access to the spacious loft, which has potential for further development, subject to the necessary consents.

Externally, the property boasts superb and well-maintained surrounding gardens. Electric gates lead to a generous driveway providing off-road parking for three to four vehicles with EV charger fitted, alongside a detached garage with power and lighting. The front garden features a large level lawn with a pathway leading to the main entrance. A further notable addition is a detached building within the garden, currently used as a workshop but offering excellent potential to be converted into a self-contained annexe. Built to a high standard and benefiting from power and

lighting, the building includes a separate WC with a low-level WC and pedestal wash hand basin, a kitchenette area with sink and drainer, and further storage space which could be converted into a shower room to create fully independent accommodation. Continuing to the side and rear of the property, passing a timber storage shed, is an enclosed garden laid to lawn and bordered by a colourful and attractive assortment of flowerbeds, with gated access at the far end.

- Superb detached property
- Spacious living room
- Kitchen
- Dining room
- Four double bedrooms
- Family bathroom
- Separate W.C / Utility room
- Delightful enclosed gardens
- Workshop / Garden room
- Detached garage and large driveway



