



5 Hayley Park, Kingskerswell

£500,000 Freehold

Virtual Walk-Through Available • Detached House • Entrance Hall • Four Double Bedrooms • Two En-Suite Shower Rooms • Large Sitting Room & Separate Dining Room • Kitchen • Bathroom • Beautiful Garden With Tranquil Seating Areas & Countryside Views • Integral Double Garage & Driveway Parking For Several Vehicles





Occupying arguably the best position within Hayley Park, this property sits in a highly sought-after residential pocket of Kingskerswell. Thanks to its prime, elevated vantage point, the home commands stunning, uninterrupted panoramic views over the local area and the beautiful surrounding countryside.

Accommodation

The accommodation is exceptionally spacious and thoughtfully arranged across a flexible layout. Steps lead up to the front door, opening into a welcoming entrance hall featuring a selection of attractive stained-glass windows, including a tall arched feature window and a circular leaded-glass window. This level provides under-stairs storage, direct access to both the integral double garage and a generous ground floor double bedroom, which boasts its own fully tiled en-suite shower room.

Upstairs, the first-floor landing leads to a bright and expansive triple aspect sitting room centred around a living flame gas fire, with a large picture window framing the countryside views and a door opening onto a decked balcony. Double doors connect the sitting room to a formal dining room, which features sliding doors to the rear garden and an archway into a fully integrated kitchen complete with eye-level cooking appliances, a dishwasher, and a fridge freezer. The remaining bedrooms are all doubles; the principal bedroom enjoys access to the front balcony and a large, modern en-suite shower room, while bedrooms three and four overlook the rear grounds—the latter featuring direct sliding door access to the garden. A three-piece family bathroom with low-maintenance aqua boarding and a shower over the bath serves the remaining bedrooms.

Outside

The rear garden is a true labour of love, having been meticulously landscaped by the current vendors to create a terraced, peaceful oasis that maximizes its natural surroundings. To the side of the property, a level patio area offers an ideal spot for outdoor seating while taking in the stunning views. From here, steps lead up past beautifully stocked plant beds to a level, raised lawn bordered by a natural rear hedge that frames the picturesque views over Kingskerswell. At the very top of the garden, a further raised patio features a charming summer house, offering a high degree of privacy and seclusion, complemented by a practical garden shed and secure panel fencing.

Parking

To the front of the property is an expansive paved driveway providing comfortable off-road parking for approximately six vehicles, flanked by a neat lawned garden with bordering plant beds. Exceptional internal parking and utility space are provided by the large integral double garage, which features an electric door, power, lighting, and mezzanine storage area. The garage has been cleverly utilised to include a fitted utility workspace with a stainless-steel sink, worktops, and dedicated plumbing for a washing machine, tumble dryer, and an American-style fridge freezer, while also housing the modern Potterton combination boiler.

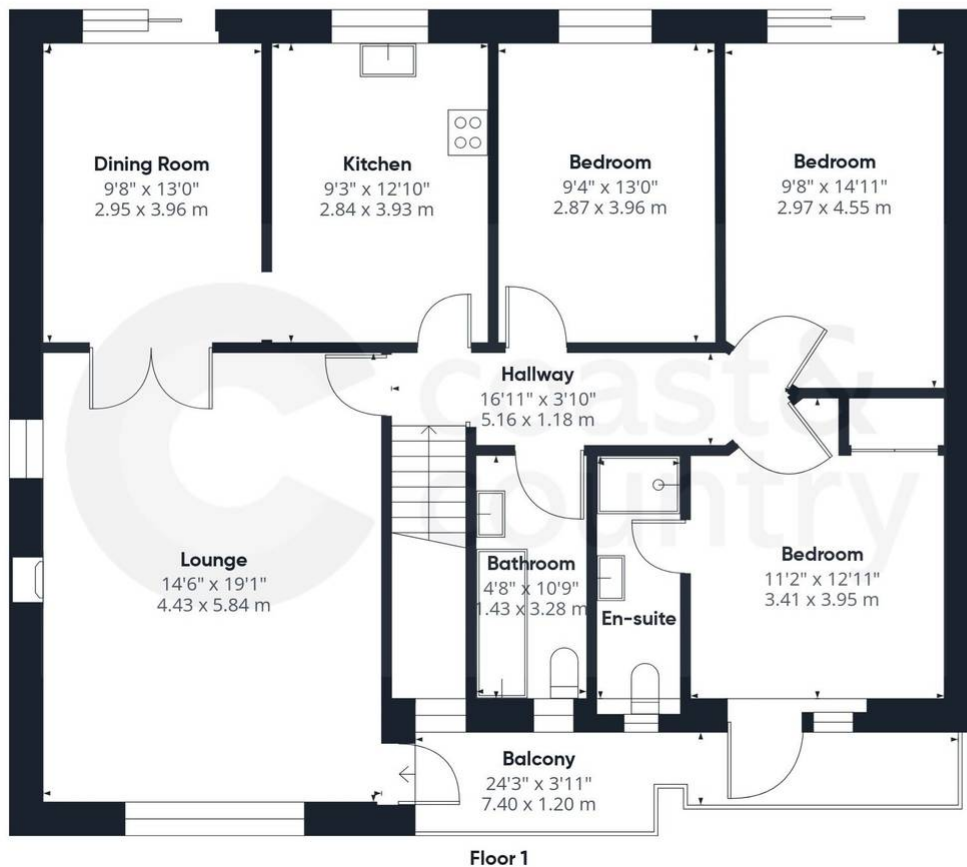
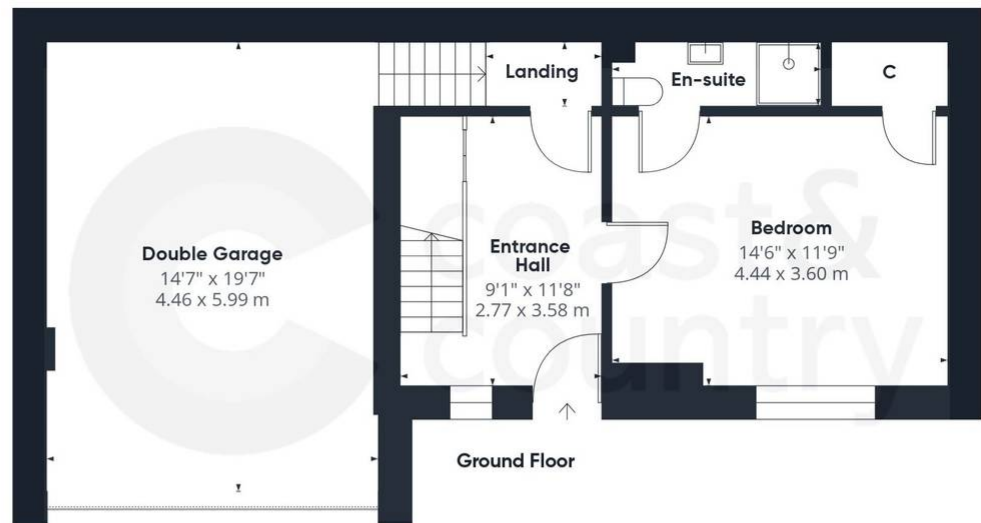
Agent's Notes

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: C



Approximate total area⁽¹⁾

1728 ft²

160.6 m²

Balconies and terraces

93 ft²

8.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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