



**Scalwell Lane, Seaton EX12 2ST**



**welcome to**

## **Scalwell Lane, Seaton**

Fox & Sons are delighted to bring to the market this impeccably presented and truly impressive contemporary four bedroom detached property, located in the beautiful coastal Devon town of Seaton.

### **Front Of Property**

Paved private driveway with ample parking for numerous vehicles, feature contemporary white gravel area, outside lighting, porch covered front door and garage

### **Entrance Hallway**

Entered via uPVC front door with vertical opaque double glazed panels, stairs rising to first floor, doors leading to subsequent rooms, understairs storage cupboard, ceiling light point, underfloor heating

### **Kitchen/Dining Room**

22' 4" max x 12' 9" max ( 6.81m max x 3.89m max )  
uPVC double glazed window to front and side aspects, range of contemporary wall, base, and drawer units with worktop over and matching upstand, central island unit with storage and seating, integrated dishwasher, bin storage, larder and fridge/freezer, drainer sink with 'Quooker' instant boiling water tap, integrated oven and oven/microwave, space for large dining table, spotlights in kitchen area, ceiling light fan in dining room area, underfloor heating

### **Conservatory**

12' 11" max x 8' 4" max ( 3.94m max x 2.54m max )  
uPVC double glazed windows on two sides and ceiling, uPVC double glazed sliding doors leading to rear garden, wall light point, underfloor heating

### **Lounge**

16' 2" x 13' 2" ( 4.93m x 4.01m )  
uPVC double glazed bi-fold doors leading to rear garden with electric blinds, ceiling light fan, underfloor heating

### **Utility Room**

8' 7" x 6' 2" ( 2.62m x 1.88m )  
uPVC double glazed window to front aspect, bank of contemporary wall units along one wall with space for washing machine and tumble dryer, spotlights, underfloor heating

### **Downstairs Cloakroom**

uPVC opaque double glazed window to side aspect, low level WC, hand wash basin, spotlights, underfloor heating

### **Landing**

uPVC double glazed window to front aspect, doors leading to subsequent rooms, built in storage cupboard housing water tank, loft hatch (loft ladder leading to boarded loft space with electric supply), ceiling light points, radiator

### **Master Bedroom**

12' 11" max x 10' 11" max ( 3.94m max x 3.33m max )  
uPVC double glazed window to rear aspect, built in contemporary storage around bed, built in wardrobes, ceiling light fan, radiator

### **En-Suite**

Walk in shower, low level WC, hand wash basin, heated towel rail, tiled walls, ceiling sun tunnel, spotlights

### **Bedroom 2**

16' 7" max x 12' 10" max ( 5.05m max x 3.91m max )  
uPVC double glazed window to front aspect, radiator, ceiling light fan

### **Bedroom 3**

10' 10" x 9' 4" ( 3.30m x 2.84m )  
uPVC double glazed window to rear aspect, radiator, ceiling light fan





#### **Bedroom 4**

9' 6" x 8' 2" ( 2.90m x 2.49m )

uPVC double glazed window to front aspect,  
radiator, ceiling light fan

#### **Bathroom**

uPVC double glazed window to side aspect, panel  
bath with shower over, low level WC, hand wash  
basin, heated towel rail, tiled walls, spotlights

#### **Rear Garden**

Good sized timber fenced enclosed garden with a  
southerly aspect, patio area accessed via lounge and  
conservatory, timber summer house/home office,  
outside dining area with composite decking and  
pergola, remaining area laid to astro turf, outside  
lighting, gates to each side of property for front  
access

at the bottom a timber summer house/home office  
and next to this an attractive outside dining area  
with composite decking and pergola. The remaining  
garden has been laid to artificial grass for ease of  
maintenance and there is a good sized patio  
accessed from the sitting room and conservatory



#### **Garage**

16' 4" x 10' 7" ( 4.98m x 3.23m )

#### **Summer House/Home Office**

12' 11" x 8' 11" ( 3.94m x 2.72m )

uPVC double glazed French doors with electric  
blind, part panelled walls, wall light point, power  
supply



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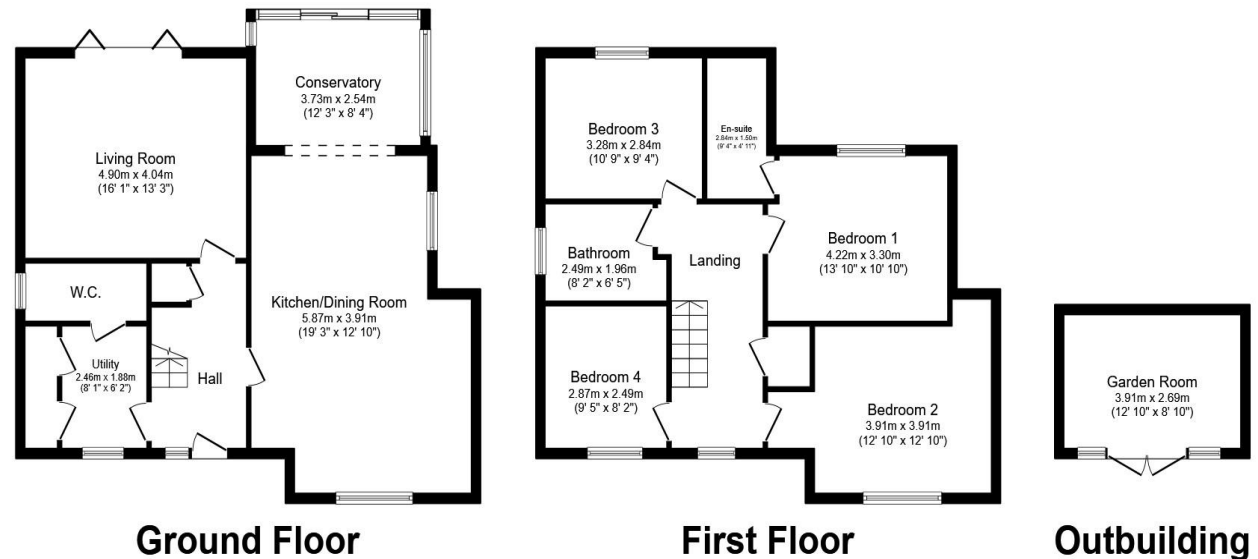
welcome to

## Scalwell Lane, Seaton

- CONTEMPORARY DETACHED FOUR BEDROOM HOME
- COUNCIL TAX BAND F
- STUNNING KITCHEN/DINER LEADING TO CONSERVATORY
- SPACIOUS LOUNGE WITH BI FOLD DOORS
- MASTER BEDROOM WITH EN-SUITE PLUS 3 FURTHER GOOD SIZED BEDROOMS

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

**£595,000**



Total floor area 158.3 m<sup>2</sup> (1,704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:  
AXM104905 - 0004

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