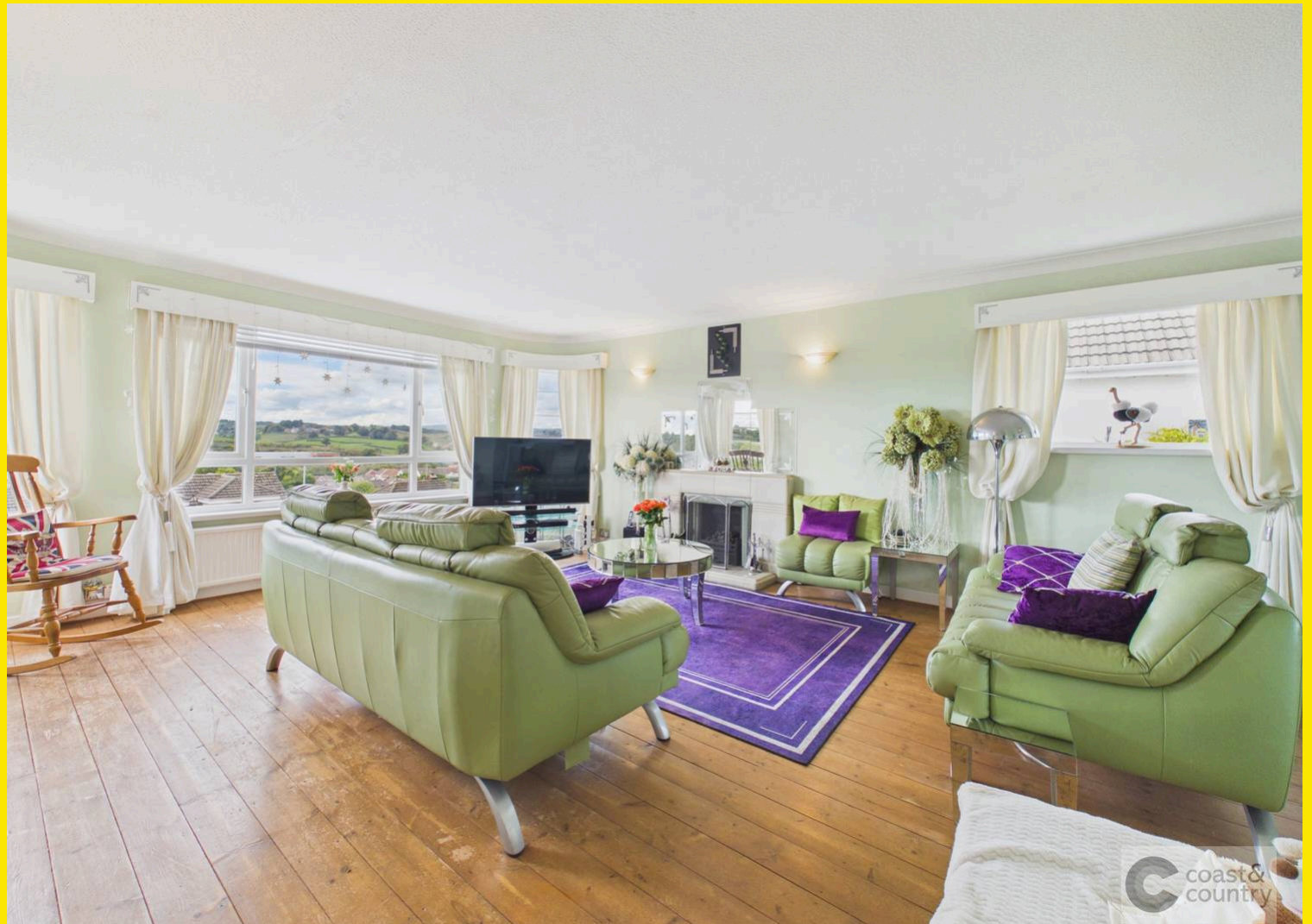




17 Lyndhurst Close, Kingskerswell

£360,000 Freehold

Virtual Walk-Through Available • Detached Bungalow • 3 Bedrooms • Lounge/Diner • En-Suite Shower Room • Shower Room • Kitchen & Utility • Driveway & Garage • Stunning Countryside & Far Reaching Views Towards Dartmoor • Cleverly Landscaped Garden



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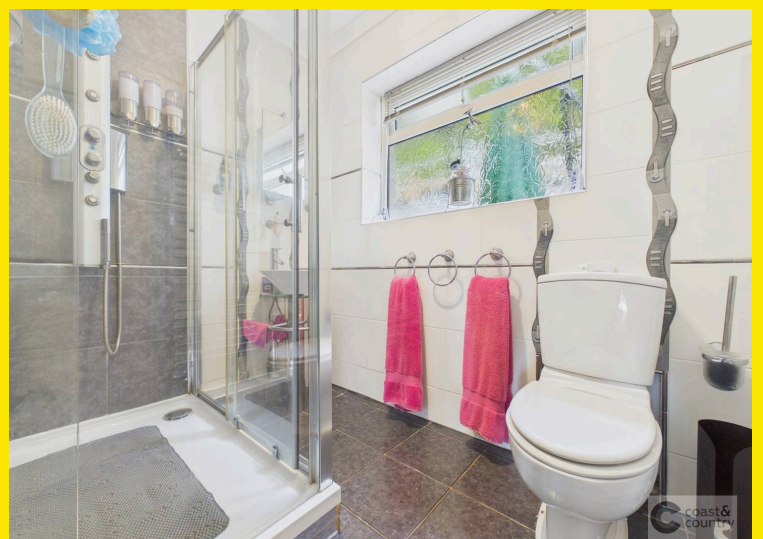
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Situated in the highly sought-after, elevated cul-de-sac of Lyndhurst Close within the popular village of Kingskerswell, this property is perfectly placed to enjoy the best of the local South Devon landscape. The standout feature of this peaceful location is the exceptional, panoramic vantage point it commands. From its raised plot, the home enjoys breathtaking, far-reaching countryside views that stretch across the rolling hills towards Dartmoor National Park and Haytor, providing a beautiful, ever-changing backdrop to daily life. While offering a tranquil village charm, Kingskerswell provides excellent local amenities and is ideally positioned for easy commuting via the A380.

Accommodation

The interior living space comprises a welcoming L-shaped entrance hallway that features wooden flooring, elegant ceiling coving, and doors leading to all principal rooms. The heart of the home is a lovely, large lounge/diner boasting stunning, elevated views of the surrounding countryside towards Dartmoor. This room is rich with character, offering distinct curved bases to both sides, two radiators, a living flame gas fire, and a practical serving hatch opening directly into the kitchen. The kitchen itself is comprehensively fitted with matching wall, base, and drawer units complemented by granite-effect, roll-edge work surfaces, an inset stainless steel double sink with a monobloc mixer tap, access to the loft and inset ceiling spotlights. Tiled walls and flooring run throughout, opening into a dedicated utility room. This highly functional utility space offers roll-edge work surfaces, generous space for an upright fridge-freezer, space and plumbing for a washing machine and space for tumble dryer, a side window, and a double-glazed door opening out to the garden.

The principal bedroom is a double-aspect double room with a double-glazed window to the front framing beautiful, elevated countryside views, alongside an additional window to the side, exposed wooden floorboards, a ceiling fan, and a built-in wardrobe with sliding mirror-fronted doors. The second double bedroom features wooden flooring, a ceiling fan, and its own built-in wardrobe with mirror-fronted glass sliding doors; this room enjoys double-glazed doors providing direct access to the rear garden and opens into a fully tiled en-suite shower room fitted with a mains-fed shower behind a glass sliding door, a wall-hung basin, a push-flush WC, and a heated towel rail. The third bedroom is exceptionally versatile, currently used a dining room, exposed wooden floorboard, coving, and a side-aspect window. Serving the accommodation is a modern family shower room featuring a three-piece white suite with a close-coupled WC, a freestanding washbasin with a monobloc mixer tap, and a large walk-in power shower enclosed by glass doors, all finished with fully tiled walls, a heated towel rail, and an obscure double-glazed window to the rear.

Gardens

The exterior grounds have been cleverly landscaped to take full advantage of the dramatic, elevated views of the surrounding area towards the moors, set against a peaceful backdrop of established woodland. The rear garden is a highly private and secluded tiered oasis designed to create several distinct seating areas, including a spacious patio perfect for outdoor dining, outside tap, beautifully arranged rockeries, well-stocked plant beds, and low-maintenance artificial grass enclosed by natural boundaries.

Parking & Garage

A neatly paved driveway provides convenient off-road parking for multiple vehicles and leads directly to a single garage.

Agent's Notes

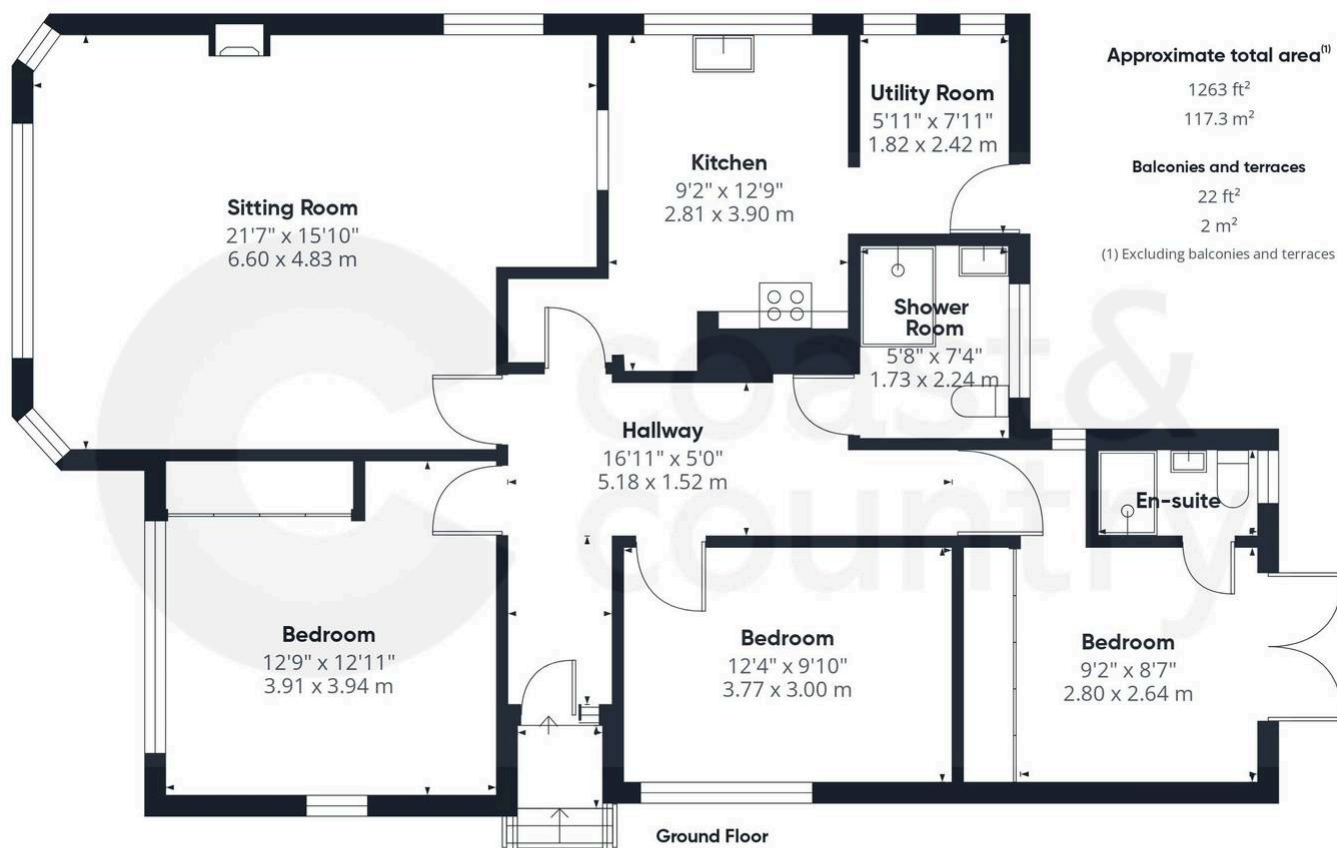
Council Tax: Currently Band D

Tenure: Freehold

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

Third bedroom currently being used as a dining room.

EPC Energy Efficiency Rating: D



Approximate total area⁽¹⁾

1263 ft²

117.3 m²

Balconies and terraces

22 ft²

2 m²

(1) Excluding balconies and terraces



Ground Floor Building 2

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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