

CHRISTOPHER SCALES

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Lyn Grove, Kingskerswell

Guide Price £450,000 to £475,000

This extended detached bungalow offers modern, versatile living with a stunning open-plan kitchen/dining/family room with a wood burner and bi-fold doors.

In a tucked away cul-de-sac position, this home benefits from a double driveway, providing ample off-street parking. Approached via a storm porch, the entrance hall, with its attractive timber flooring, provides access to the principal rooms. To the front aspect is a sitting room with bay window and the heart of this home is undoubtedly the magnificent open-plan kitchen, dining, and family room. The kitchen is well-appointed with an island, granite work surfaces, integrated appliances including a five-ring gas hob and double electric oven, and timber flooring. This space flows into the dining and family area, with a wood-burning stove and bi-fold doors that open directly onto the rear garden. A convenient utility room, complete with space for laundry appliances and a bathroom are also located off this area. The bungalow offers three well-proportioned bedrooms. Bedroom one offering a walk-in wardrobe and an en-suite shower room. and there is a separate shower room/WC.

Externally, the front of the property has a double block-paved driveway with a central raised planting bed. The enclosed rear garden is accessible directly from the dining/family room onto a raised patio, with distant countryside views. The garden is mainly laid to lawn with attractive flower and shrub borders, a gravel pathway leading to a summer house, additional garden storage, and a timber pergola with seating. A particular feature is the brook at the end of the garden, accessed via wide steps. The garden also benefits from outside lighting and power points.

An internal inspection is highly recommend to appreciate this quality bungalow and the accommodation on offer.

THE ACCOMMODATION COMPRISES, Storm porch with the light point and composite door to:

ENTRANCE HALL Inset spotlights, smoke detector, hatch to loft space, radiator, timber flooring, doors to:

SITTING ROOM - 5.23m x 4.55m (17'2" x 14'11") Maximum measurements. Pendant light points, UPVC double glazed windows to front aspect, radiators, fireplace with inset gas fire, TV connection point, UPVC double glazed window to side, timber flooring.

KITCHEN - 3.71m x 3.63m (12'2" x 11'11") Inset spotlights, UPVC double glazed window to side aspect, central Island with granite work surface and pendant line points over. Fitted kitchen comprising a range of base and drawer units with granite work surfaces over, inset five ring gas hob with extractor over, inset 1.5 bowl sink with mixer tap over, built-in high-level double electric oven, integral fridge and freezer, integral dishwasher, timber flooring, opening to:

DINING/FAMILY ROOM - 6.65m x 5.79m (21'10" x 19'0") L Shaped, maximum measurements. With skylight, wall light points, inset spotlights and pendant light points, wood burning stove, vertical radiator radiators, continuation of timber flooring, UPVC double glazed bi-fold doors opening onto the rear garden, door to bedroom one. Door to:

UTILITY - 2.97m x 1.83m (9'9" x 6'0") Inset spotlights, extractor fan, smoke detector, UPVC double glazed window to front aspect, consumer unit, space and plumbing for washing machine and tumble dryer with worktop over, tall storage cupboard housing the boiler, wall units, tiled flooring, door to:





BATHROOM/WC - 2.34m x 1.55m (7'8" x 5'1") Inset spotlights, extractor fan, UPVC double glazed window. Comprising bath with shower over and glazed screen, pedestal wash hand basin, WC, tiled walls, tiled floor, heated towel rail.

BEDROOM ONE - 3.99m x 3.25m (13'1" x 10'8") Pendant light point, dual aspect with UPVC double glazed windows to rear and side, radiator, timber flooring, TV connection point, walk-in wardrobe with inset spotlights, shelving, hanging rails and radiator, door to:

ENSUITE SHOWER ROOM/WC - 2.51m x 1.85m (8'3" x 6'1") Inset spotlights, extractor fan, UPVC double glazed window. Comprising walk-in shower enclosure with glazed screen, pedestal wash hand basin, WC, heated towel rail, tiled walls, tiled floor.

BEDROOM TWO - 3.63m x 3.17m plus door recess (11'11" x 10'5") Pendant light point, UPVC double glazed window to side, radiator.

BEDROOM THREE - 3.4m x 2.72m (11'2" x 8'11") Pendant light point, UPVC double glazed window to front aspect, radiator, timber flooring.

SHOWER ROOM/WC - 1.96m x 1.73m (6'5" x 5'8") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising shower enclosure with pivoting door, pedestal wash hand basin, WC, heated towel rail, tiled walls, tiled floor.

OUTSIDE

FRONT At the front of the property is a double block paved driveway providing ample off road parking with central raised planting bed, and a paved pathway leading to the front door. Outside tap.

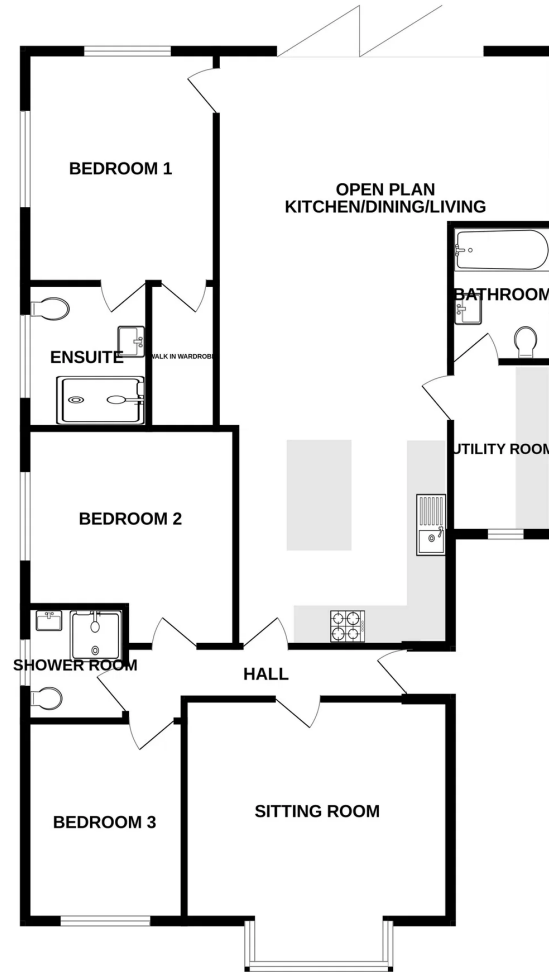
REAR To the rear of the property and accessed from the dining/family room is a well-maintained garden enclosed by timber fence and with outlook over distant countryside. Immediately from the bifold doors is a raised patio with the remainder of the garden laid to lawn with flower/shrub borders and a gravel pathway leading to a summer house and garden storage. Timber pergola with seating. A particular feature of the property is a brook at the end of the garden, with wide steps leading down. Outside lighting. Outside power points.

USEFUL INFORMATION

Tenure – Freehold
 Age - 1970's
 Heating - Gas central heating
 Drainage - Mains
 Windows - Double glazed
 Council Tax - Tax band D
 EPC Rating - C/70 potential - B/81
 Broadband - To be confirmed
 Mobile - To be confirmed



GROUND FLOOR



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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