



5 Brooklea Lane

Kingsbridge
Price £625,000

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ESTATE AGENTS

A beautifully presented four-bedroom detached family home situated in the desirable village of Chillington. Finished to an exceptional specification throughout, 5 Brooklea Lane features premium solid engineered oak flooring, high-end built-in appliances, and superb views over the surrounding countryside and open farmland. The property further benefits from a garage and a private driveway providing a dedicated parking space.



5 Brooklea Lane, Chillington, Kingsbridge, TQ7 2FE

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

Front door to;

Entrance Hall:

Staircase to first floor, understairs storage cupboard, solid engineered oak flooring, wall mounted digital thermostat, doors to;

Sitting Room

Double glazed window to front, chimney breast with log burner on slate tiled hearth, solid engineered oak flooring, wall mounted digital thermostat.

Dining Room:

Dual aspect room with double glazed window to side, double glazed window and double glazed French doors to rear with countryside views, Velux windows, wall mounted digital thermostat, solid engineered oak flooring.

Kitchen:

Double glazed window to front, modern fitted kitchen with a range of base + wall mounted cupboards and drawer units, quartz work surfaces, inset 1 1/2 bowl stainless steel sink with swan neck mixer tap, inset NEFF 5 ring gas hob with Wok burner and built-in NEFF twin ovens with grill function, integrated fridge and freezer, integrated NEFF dishwasher, pull out bin storage system, under cupboard lighting, tiled floor, recessed ceiling downlighters, extractor fan, wall mounted digital thermostat, doors to;

Utility Room:

Dual aspect with double glazed window to rear with countryside views, double glazed door to side, range of base cupboards, quartz work surface with inset single drainer stainless steel sink with swan neck mixer tap, space and plumbing for a washing machine, space for a tumble dryer, wall mounted cupboard housing "Worcester" gas boiler, wall mounted digital thermostat, tiled flooring, extractor fan.

Separate WC:

Double glazed window to side, hidden cistern WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor, extractor fan, recessed ceiling downlighters.

First Floor Landing:

Double glazed window to rear and side, loft access hatch, built-in airing cupboard, radiator, wall mounted digital thermostat, doors to;

Bedroom One:

Double glazed window to front, radiator, door to ensuite.

Ensuite Shower Room:

Double glazed window to rear with countryside views, walk-in shower with rainfall shower and separate hand held shower attachment, floating wash hand basin, hidden cistern WC, wall mounted chrome heated towel rail, part tiled walls, tiled flooring, extractor fan, recessed ceiling downlighters.

Bedroom Two:

Double glazed window to front, radiator.

Bedroom Three:

Double glazed window to rear, radiator.

Bedroom Four:

Double glazed window to front, radiator.

Family Bathroom:

Double glazed window to side, modern fitted white suite comprising a bath with shower over, floating wash hand basin, hidden cistern WC, wall mounted chrome heated towel rail, part tiled walls, tiled flooring, extractor fan, recessed ceiling downlighters.

Outside:

Patio area, mainly lawn garden with some shrubs and backing onto open farmland, side gate access to private driveway, rear door access to garage.

Garage:

With electric up and over door, double glazed window and double glazed door to rear, wall mounted fuse box, power and light.

COUNCIL TAX BAND

Amount payable approx

EPC:

LOCAL AUTHORITY

South Hams District Council

SERVICES

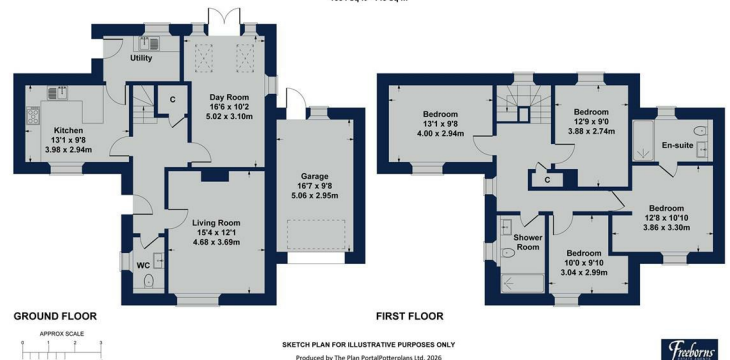
Electricity, gas, water and drainage are connected.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

5 Brooklea, Chillington, TQ7 2FE

Approximate Gross Internal Area
1684 sq ft - 149 sq m



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