



- Detached Four Bedroom Bungalow
- Entrance Porch with Built-In Storage
- Entrance Hallway
- Four bedrooms with Two En-Suite Shower Rooms
- Luxury Family Bathroom
- Stunning Open Plan Kitchen/Dining/Lounge
- Separate Utility Room
- Garage Converted into Office/Games Room with Storage to the Front
- Ample Driveway Parking
- Very Large Plot with Superb Mature Gardens

*Our View "A well presented and spacious bungalow in a semi rural location with versatile accommodation"*

A rare opportunity to acquire a spacious four-bedroom detached bungalow with two en-suites and a very large garden. The accommodation is very generous throughout and the garden offers a sunny aspect and a good degree of privacy perfect for outside entertaining during the summer months.

Upon entering the property, you are greeted by an inviting entrance lobby with ample built in storage cupboards fronted with Oak sliding doors. A door leads into the spacious hallway that provides access to all the rooms, a built in storage cupboard and ceiling light tunnels.

From the moment you step inside the hallway the quality of the property is clear. At the heart of the home is the stunning open plan kitchen/dining/lounge, a focal point of the home, offering a modern and stylish space for entertaining or relaxing with family.

The kitchen is fitted with ample wall and base cabinets, pan drawers, a pull out larder cupboard and a corner carousel cupboard. A centre island incorporates a five-ring gas hob with a chimney hood above and additional drawers and cupboards under. A further unit houses the double eye level multifunctional oven and the fridge freezer. There are solid oak worktops and flooring, ample double glazed windows, allowing plenty of natural light and French doors out to the rear garden. The integrated dishwasher makes entertaining a breeze.

The adjoining lounge is wonderfully bright and airy, again having plenty of natural light from the double glazed windows and a Velux window. The generous proportions, the high ceiling and the multi-fuel wood burner add to the atmosphere of this lovely room.

The utility room is a practical addition, providing additional storage and spaces for a washing machine and tumble dryer. A gas fired boiler (approx. two years old) services the gas fired central heating and hot water systems.

The property boasts a total of four bedrooms, two of which have en-suite shower rooms, providing a high level of comfort and privacy.

The main bedroom is a bright and generously proportioned double bedroom, beautifully presented with a warm and inviting atmosphere. The room benefits from dual-aspect windows, allowing an abundance of natural light to flood the space while offering a pleasant green outlook over the front garden. Neutral décor and light wall tones enhance the sense of space, complemented by attractive wood effect flooring throughout. The bedroom comfortably accommodates a double bed and bedside cabinets along with a comfortable seating area. In addition there is built in furniture demonstrating the room's excellent proportions and versatility. This self-contained space is also ideal for an elderly relative.

The en-suite shower room has a double shower cubicle, a low flush WC with concealed fittings and a floating wash hand basin.

The second bedroom en-suite is also luxurious, with floor to ceiling built in wardrobes, French doors out to the rear garden and an en-suite featuring a corner shower cubicle, a floating vanity unit with drawers under, a low flush WC with concealed fittings and fitted oak shelving. The two remaining bedrooms are also a good size suitable for a growing family or as guests rooms.

The luxury fully tiled bathroom has a panelled bath with shower unit above, shower screen, wash hand basin set in vanity unit with concealed WC fittings, heated towel rail and an illuminated fitted mirror.

The garage, with power and light, has been cleverly converted into an office/games room, offering flexibility for those in need of a home office or extra living space. The front of the garage still provides useful storage space for tools or equipment. Outside, the property boasts ample parking for multiple vehicles, making coming and going a breeze.

Situated on a very large plot, the property benefits from superb mature gardens that are perfect for enjoying the outdoor space in the warmer months. The gardens offer a tranquil and private setting with plenty of space for outdoor dining, relaxation, and gardening activities. A covered barbecue area also has a built in pizza oven designed for all year round enjoyment. The garden also allows plenty of space for a hot tub.

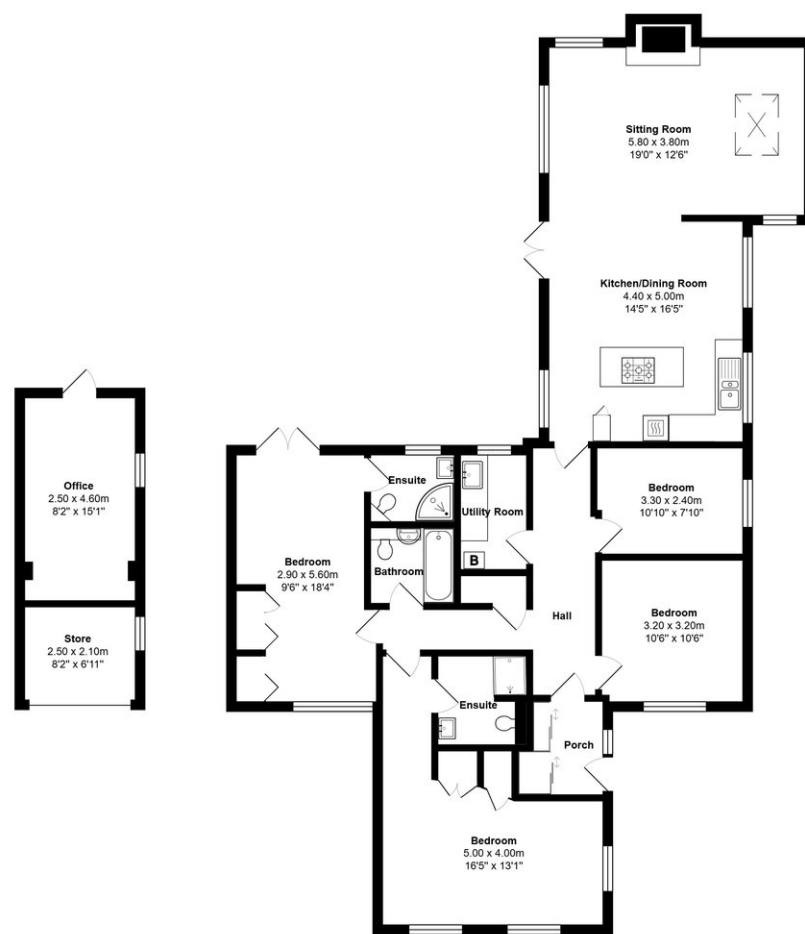
Located in the desirable semi rural area of Higher Sandygate this spacious detached bungalow offers a peaceful and picturesque setting while still being within easy reach of local amenities, schools and transport links. This property is truly a unique find, offering a blend of modern convenience and traditional charm in a sought-after location.

Council Tax Band D for the period 01/04/2026 to 31/03/27 financial year is £2,666.57



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



3 Orchard Close, Sandygate  
 Total Area: 136.8 m<sup>2</sup> ... 1472 ft<sup>2</sup> (excluding store, office)  
 All measurements are approximate and for display purposes only



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Tenure: Freehold

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Orchard Close, Higher Sandygate, Kingsteignton  
 Guide Price £600,000

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