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# Swallows Acre, **Dawlish**, EX7 0RU









An impressive and beautifully presented four-bedroom detached family home offering spacious and versatile accommodation, attractive established gardens and a substantial detached double garage. The property boasts a superb 21'8" sitting/dining room with direct access onto the gardens, a modern fitted kitchen, separate utility room, principal bedroom with en-suite shower room and a contemporary family bathroom. Outside, the delightful gardens enjoy extensive paved seating areas, areas of lawn, mature planting and a glazed garden room, whilst a generous block-paved driveway provides ample off-road parking.
FREEHOLD, COUNCIL TAX BAND - F, EPC - D.

£525,000

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## ENTRANCE PORCH
A useful entrance porch providing a sheltered approach to the property, with a door opening into the main entrance hall.

## ENTRANCE HALL
An attractive and welcoming entrance hall featuring wood-effect flooring and a staircase rising to the first floor, with painted timber balustrading and useful storage beneath. Doors provide access to the principal ground floor rooms, with a radiator and space for occasional furniture.

## CLOAKROOM
A conveniently positioned cloakroom fitted with a low-level WC and wash hand basin.

## SITTING/DINING ROOM
A particularly impressive, spacious and beautifully presented reception room, providing an excellent environment for both everyday family living and entertaining. The sitting area offers ample space for substantial lounge furniture and features an attractive fireplace with decorative surround, creating a focal point to the room. Large windows and glazed doors provide plenty of natural light whilst enjoying pleasant views across the established gardens. The room flows seamlessly into a generous dining area, providing ample space for a family-sized dining table and chairs. Further glazed doors open onto the garden, making this a wonderful space for indoor and outdoor entertaining during the warmer months. An opening through to the kitchen provides a convenient connection between the cooking and dining areas, while the neutral decoration, attractive lighting and fitted carpeting create a comfortable and welcoming atmosphere throughout.

## KITCHEN
A well-appointed modern kitchen fitted with an attractive range of high-gloss white wall and base units, complemented by contrasting dark work surfaces and tiled splashbacks. The kitchen incorporates an inset sink unit positioned beneath a window overlooking the garden, an electric hob with extractor above, a built-in double oven and space for additional appliances, including a dishwasher and fridge/freezer. The U-shaped arrangement provides excellent worktop and storage space, while contemporary lighting and wood-effect flooring complete the room. A wide opening towards the dining area provides a sociable connection with the main reception room.

## UTILITY ROOM
A useful separate utility room fitted with additional storage cupboards, work surfaces and a stainless steel sink with drainer. There is space and plumbing for a washing machine, together with a wall-mounted boiler and attractive tiled splashbacks.

## FIRST FLOOR LANDING
A spacious first-floor landing providing access to all four bedrooms and the family bathroom. The staircase features an attractive painted timber balustrade.

## BEDROOM
A beautifully presented and generously proportioned double bedroom offering ample space for a double bed and additional bedroom furniture. The room benefits from a large window providing natural light, fitted carpeting, a radiator and an attractive decorative feature wall. A door leads into the private en-suite shower room.

## EN SUITE SHOWER ROOM
A stylish and contemporary en-suite comprising a large





glazed shower enclosure with an electric shower, low-level WC and modern wash hand basin set within fitted vanity furniture with useful storage. The room features attractive wall tiling with decorative mosaic detailing, contrasting work surfaces, a large illuminated mirror, recessed ceiling lighting and a window providing natural light and ventilation.

**BEDROOM**
A further generously proportioned double bedroom, featuring double-glazed windows providing an attractive dual aspect. The room offers ample space for bedroom furniture and benefits from fitted carpeting and a radiator.

**BEDROOM**
Another comfortable double bedroom, enjoying a pleasant outlook through the double-glazed window. The room provides flexible accommodation for family members or guests and benefits from fitted carpeting and a radiator.

**BEDROOM 4/STUDY**
A versatile fourth bedroom, currently ideally suited to use as a home office or study. The room benefits from a double-glazed window, radiator and space for a desk and office furniture. Equally suitable for use as a nursery or occasional bedroom.

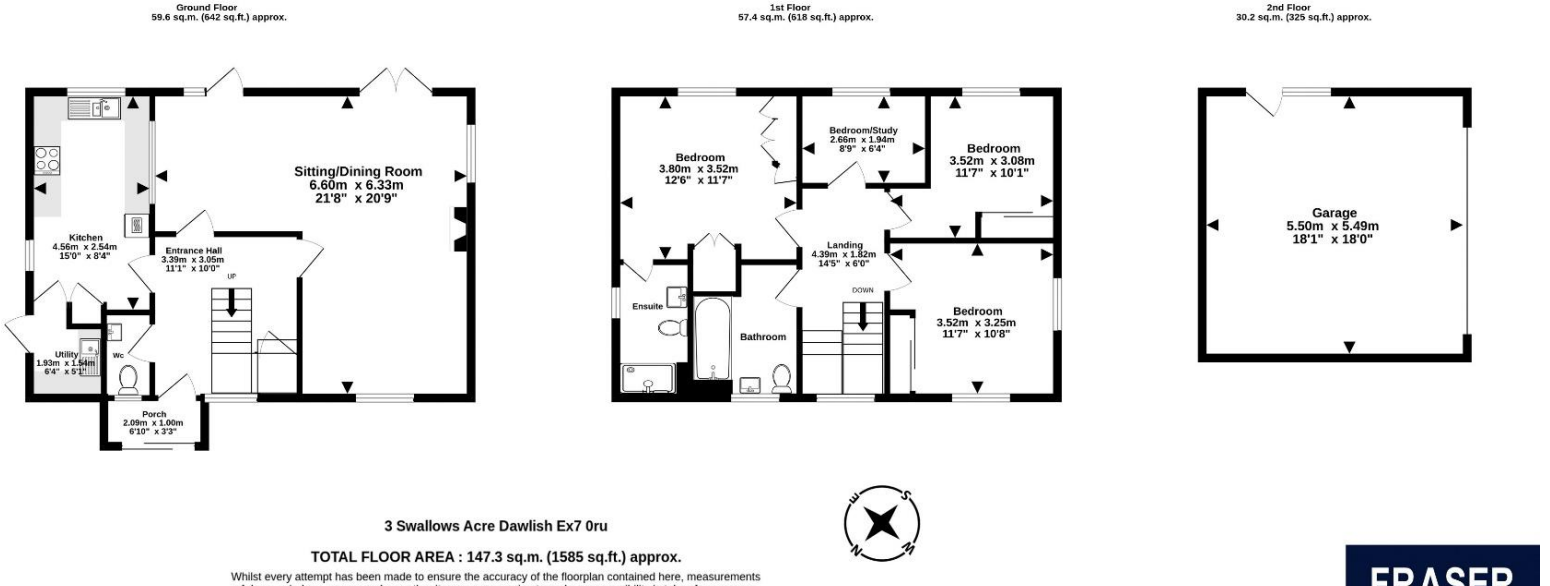
**BATHROOM**
A beautifully appointed contemporary family bathroom, fitted with a modern white suite comprising a panelled bath with shower over and glazed shower screen, wash hand basin and low-level WC. The room features attractive neutral wall tiling, wood-effect flooring, recessed ceiling lighting and a double-glazed window providing natural light and ventilation.

**FRONT GARDEN AND DRIVEWAY**
The property is approached via a generous block-paved driveway, providing excellent off-road parking for several vehicles and access to the detached double garage. Attractive planted borders, established shrubs and decorative stone walling enhance the approach to the property, while a covered entrance provides access to the main front door.

**DETACHED DOUBLE GARAGE**
A substantial detached double garage providing excellent space for secure vehicle parking, storage or workshop use. The garage benefits from a wide roller-style garage door opening onto the driveway.

**REAR GARDEN**
The gardens are a particularly attractive feature of this wonderful home and have been thoughtfully landscaped to provide a delightful combination of lawn, established planting and generous outdoor entertaining spaces. Immediately adjoining the house is an extensive paved terrace, providing ample space for outdoor dining furniture and seating areas. Glazed doors from the principal reception room allow the living accommodation to connect effortlessly with the gardens. Beyond the patio are well-maintained areas of lawn, bordered by an attractive selection of mature shrubs, flowering plants and established trees, providing colour, interest and a pleasant garden outlook. Further paved seating areas create additional places to sit and relax, while traditional stone walling and mature planting add character to the surroundings. An attractive glazed garden room/summerhouse provides a wonderful additional space for enjoying the garden throughout the seasons, with views back towards the house and surrounding greenery. The gardens offer a lovely setting for outdoor

entertaining, gardening enthusiasts or simply relaxing and enjoying the surrounding




**3 Swallows Acre Dawlish Ex7 0ru**

**TOTAL FLOOR AREA : 147.3 sq.m. (1585 sq.ft.) approx.**

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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