



**4 Springfield Gardens, Dawlish**  
Guide Price £425,000





## 4 Springfield Gardens

Dawlish, Dawlish

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MODERN DETACHED FAMILY HOME SITUATED IN A POPULAR RESIDENTIAL CUL DE SAC
- CONVENIENTLY LOCATED FOR A RANGE OF AMENITIES
- LEVEL, EASY TO MAINTAIN GARDENS
- RECEPTION HALL, LIVING ROOM
- KITCHEN DINING ROOM, CLOAKROOM, GROUND FLOOR BEDROOM/RECEPTION ROOM
- FOUR BEDROOM (MASTER EN-SUITE), FAMILY BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FRONT AND REAR GARDENS, DRIVEWAY PARKING
- AN EARLY VIEWING COMES HIGHLY RECOMMENDED



Dart & Partners are delighted to bring to the market this modern detached four bedroom family home situated in a popular residential cul de sac, conveniently located for a range of amenities. The property benefits from level, easy to maintain gardens and it's own driveway. The well presented accommodation briefly comprises; reception hall, living room, kitchen dining room, cloakroom, ground floor bedroom/reception room, four bedroom (master ensuite), family bathroom, double glazing and gas central heating, front and rear gardens, driveway parking. An early viewing comes highly recommended.

Obscure glazed multi-paned timber door with matching side window into...

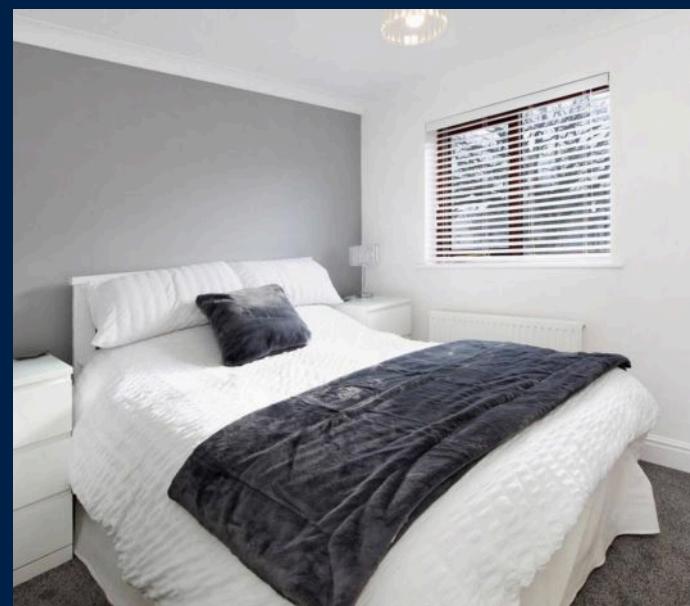
#### RECEPTION HALL

With doors to principal rooms and stairs rising to first floor, wall mounted consumer unit, radiator, power points, understairs storage cupboard. Door to....

#### GROUND FLOOR BEDROOM / RECEPTION ROOM

With double glazed window to front. Power points. Bi-fold doors to useful storage cupboard with timber shelving and hanging rail. Further cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating.

Door to...





#### CLOAKROOM

With obscure glazed window to front. White suite comprising low level WC, wall mounted wash hand basin, tiled splashback, radiator, vanity mirror, coat hanging hooks.

#### SITTING ROOM

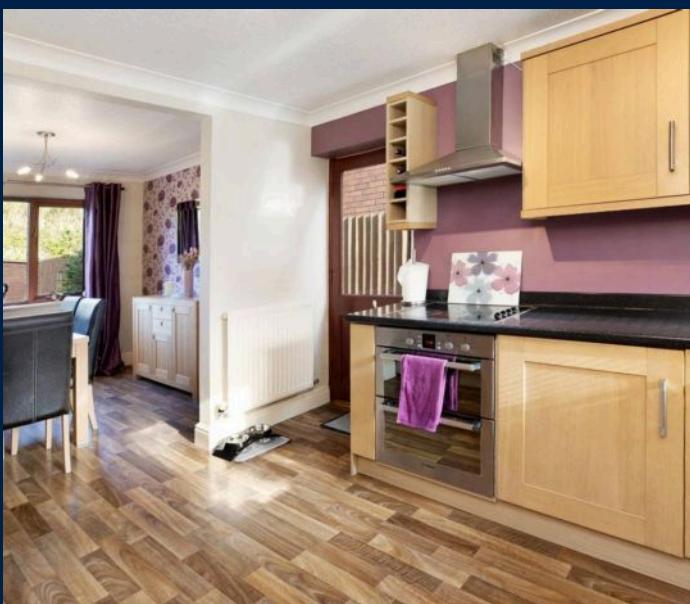
With aluminium double glazed sliding patio doors opening to the rear, feature fireplace with timber mantle and stone hearth housing gas fire, radiator, power points, TV aerial connection point.

#### KITCHEN

With double glazed window to front. Matching range of shaker style wall and base units with roll top eye level units with worksurface over, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four ring electric hob with stainless steel extractor canopy above, tiled splash backs, space and plumbing for washing machine and fridge freezer, radiator. A double glazed timber door gives access out to the side pathway. Squared arch through to....

#### DINING ROOM

Double glazed window with aspect to rear overlooking the garden. Space for dining table and chairs. Radiator, power points.



## FIRST FLOOR LANDING

With loft access hatch, power points, radiator. Door to airing cupboard with factory insulated hot water cylinder and timber slatted shelving.

## BEDROOM ONE

Double glazed window to front. Range of built in double wardrobes, radiator, power point. Door to...

## EN-SUITE SHOWER ROOM

With obscure glazed double glazed window to side. White suite comprising low level WC, pedestal wash hand basin, glazed shower enclosure with wall mounted electric shower, radiator, vanity unit, shaver socket, extractor fan.

## BEDROOM THREE

Double glazed window to rear. Built in wardrobe, dressing room table, radiator, power points.

## FAMILY BATHROOM

Obscure glazed window to rear, white suite comprising concealed cistern flush WC, inset wash hand basin into vanity unit, panelled bath with shower attachment over, chrome ladder heated towel rail/radiator, tiled splash backs, shaver socket.

## BEDROOM FOUR

Double glazed window to rear. Radiator, power points.

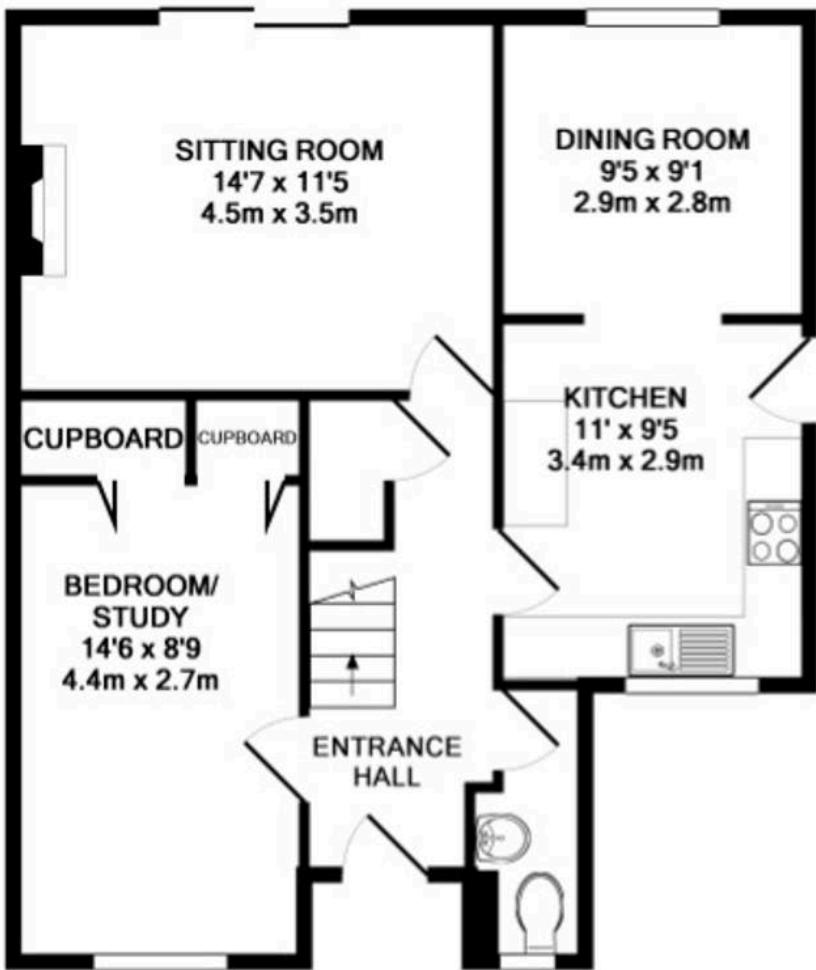
## BEDROOM TWO

Double glazed window to front. Radiator, power points. Door to useful built in storage cupboard.

## OUTSIDE

To the front there is DRIVEWAY PARKING. The front garden is predominantly laid to lawn whilst to the rear the garden is fully enclosed by timber fencing and has two garden sheds. The garden is predominantly laid to lawn bordered by mature plants and shrubs. Paved patio seating area, perfect for garden furniture.



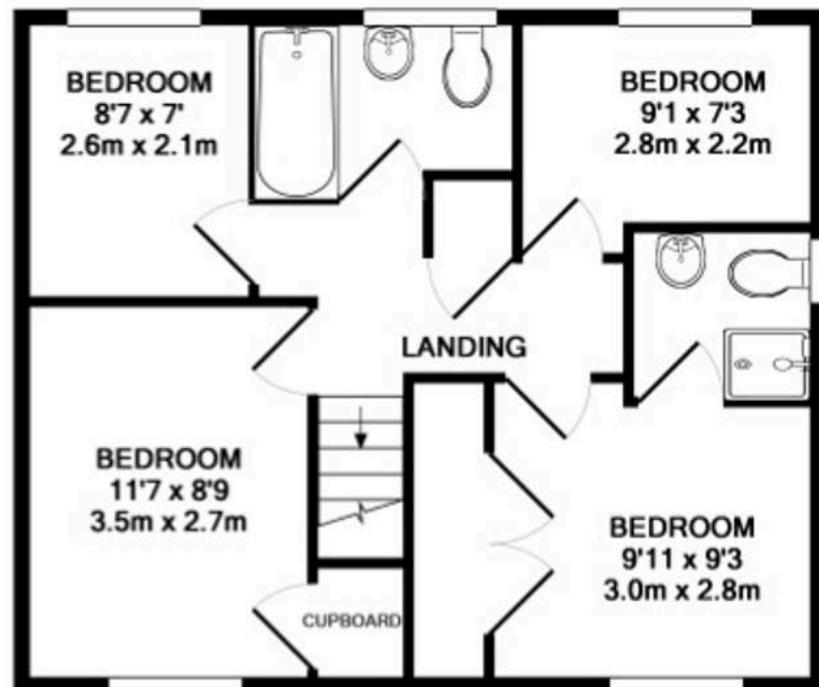


GROUND FLOOR  
APPROX. FLOOR  
AREA 610 SQ.FT.  
(56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)

