



22 Lapwing Close, Dawlish

Guide Price £675,000

DART &
PARTNERS
Established 1971



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Dawlish

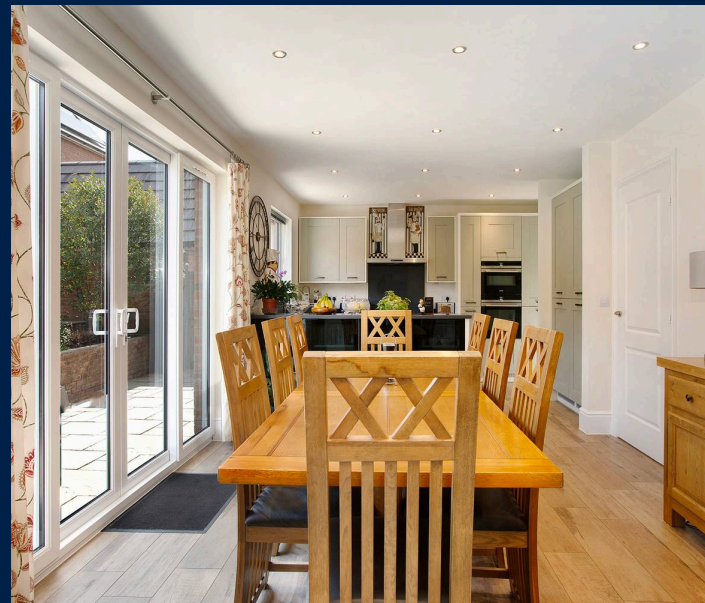
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IMPRESSIVE, SUBSTANTIAL FAMILY HOME CONSTRUCTED BY MESSRS REDROW
- WITHIN A POPULAR DEVELOPMENT IN THE DESIRED LOCATION OF "THE COPSE" OFFERING LUXURIOUS ACCOMMODATION
- RECEPTION HALL, LIVING ROOM
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES, SECOND RECEPTION ROOM
- UTILITY ROOM, CLOAKROOM, FAMILY BATHROOM
- FOUR BEDROOMS WITH BUILT IN WARDROBES, TWO WITH EN-SUITE SHOWER ROOMS
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- SITUATED AT THE END OF A SMALL CUL-DE-SAC
- ENCLOSED LANDSCAPED GARDENS, BESPOKE GARDEN OFFICE, DETACHED DOUBLE GARAGE



Dart and Partners are delighted to bring to the market this very impressive, substantial, family home constructed by Messrs Redrow within a popular development in the desired location of "The Copse," offering luxurious accommodation briefly comprising, reception hall, living room, kitchen/dining room, second reception room, utility room, cloakroom, four bedrooms, two with en-suite shower rooms, family bathroom, uPVC double glazing and gas central heating. The property is situated at the end of a small cul-de-sac, enclosed gardens, bespoke garden office, detached double garage.

Obscure glazed composite front door into...

RECEPTION HALL

Spacious reception hall, uPVC double glazed window to front, doors to...

Principal rooms and stairs rising to...

FIRST FLOOR

Radiator, useful understairs storage cupboard with timber shelving and coat hanging rail, door to...

CLOAKROOM/WC

With white suite comprising low level WC, wall mounted wash hand basin, tiled splash back and radiator, extractor fan, door to...

SNUG/SECOND RECEPTION ROOM

uPVC double glazed bay window to front and uPVC double glazed window to side, range of built in units and shelves, radiator, power points and television aerial connection point.

SITTING ROOM

Dual aspect with uPVC double glazed windows to front and rear, marble fireplace with inset electric fire, two radiators, power points, broadband connection point and telephone socket, double doors open up in to...





SPACIOUS KITCHEN DINER DINING AREA

uPVC double glazed double doors and matching side windows to rear, radiator and power points, space for large dining table and chairs.

KITCHEN

With a range of matching wall and base units, with quartz work surface over and matching upstands, inset double stainless steel sinks and integrated drainer, integrated electric oven and microwave, 5 ring induction hob with stainless steel extractor canopy above, double integrated fridges and freezers, integrated dishwasher, power points, uPVC double glazed window to rear, radiator, door through to...

UTILITY ROOM

Matching wall and base units to that of the kitchen, quartz work surface, inset stainless steel sink, space and plumbing for washing machine and tumble drier, radiator, obscure glazed composite back door giving access out to the rear garden.

FIRST FLOOR LANDING

Loft access hatch, radiator, power points, door to...

AIRING CUPBOARD

Timber slatted shelving, door to...

FURTHER CUPBOARD

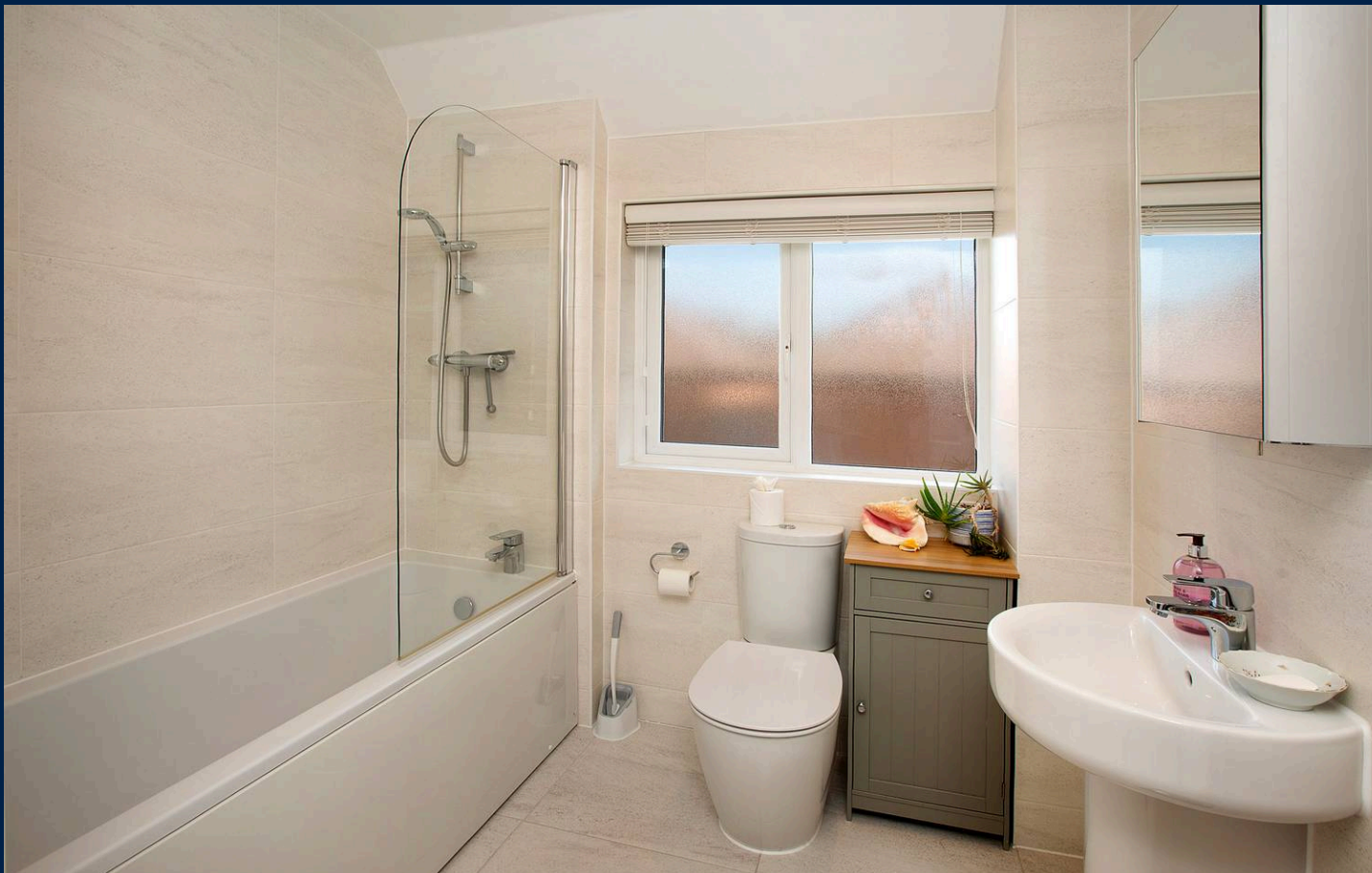
Housing pressurised hot water cylinder and timber slatted shelving.

Door to...

BEDROOM ONE

Large master suite with uPVC double glazed bay window to front, range of built in wardrobes, radiator and power points, door through into...





SPACIOUS EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to front, white suite comprising low level WC, wall mounted wash hand basin, large walk-in shower enclosure with glazed shower screen, mains fed shower, fully tiled walls and flooring, shaver socket and chrome ladder heated towel rail.

BEDROOM TWO

uPVC double glazed window to rear, range of built in wardrobes, radiator and power points, door to...

EN-SUITE SHOWER ROOM

Obscure uPVC double glazed window to rear, white suite comprising low level WC, wall mounted wash hand basin, large walk-in shower enclosure with sliding glazed door, mains fed shower, fully tiled walls and flooring, chrome ladder heated towel rail, shaver socket and extractor fan.

FAMILY BATHROOM

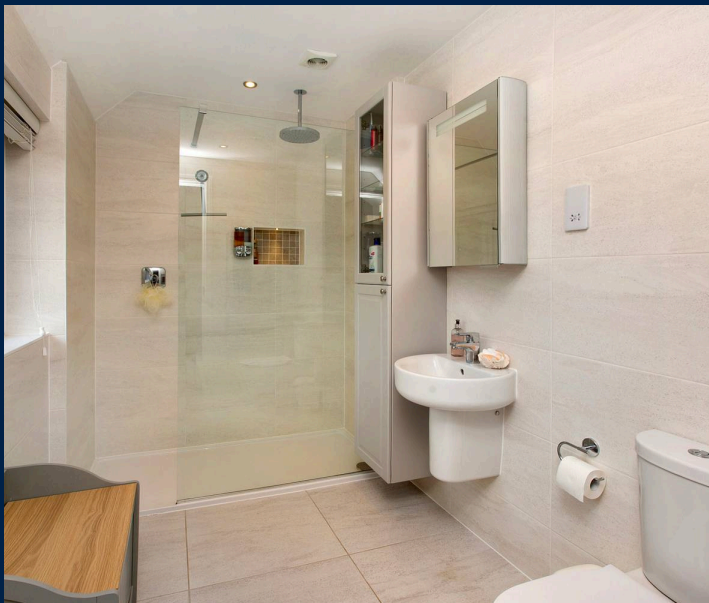
Obscure uPVC double glazed window to rear, white suite comprising low level WC, wall mounted wash hand basin, panelled bath with glazed shower screen, mains fed shower, extractor fan, fully tiled walls and flooring, shaver socket and chrome ladder heated towel rail.

BEDROOM THREE

uPVC double glazed window to rear, range of built in wardrobes, radiator and power points.

BEDROOM FOUR

uPVC double glazed window to front, range of built in wardrobes, radiator and power points.



OUTSIDE

To the front is driveway parking for two vehicles ahead of the detached double garage. The front garden is well stocked with an array of mature plants and shrubs. There is also a useful bin store. A pathway gives access via timber gate to the...

REAR GARDEN

Fully enclosed making it child/pet friendly with a large paved patio, perfect for outdoor furniture and entertaining, four steps lead to a raised area which has Astro turf, bordered by mature plants and shrubs, a further area of paved patio ahead of the fantastic home office/studio, outside water tap. The garden enjoys a good degree of privacy. There is also a garden shed.

HOME OFFICE/STUDIO

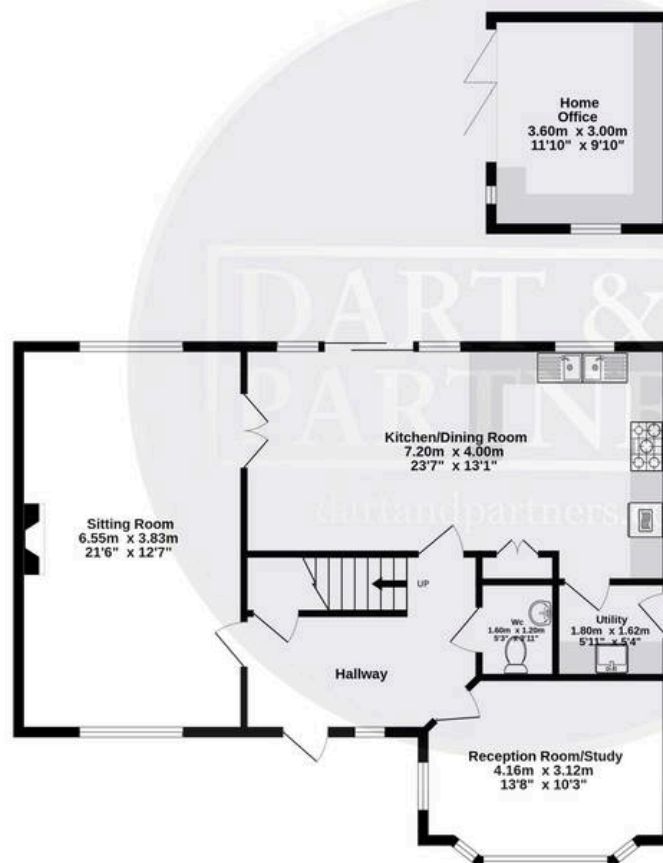
Bi-fold doors to front and double glazed window to side, fully insulated, power points and lighting.



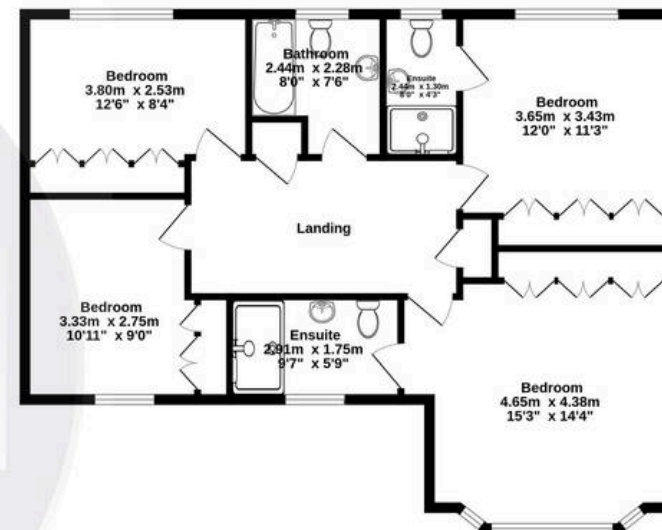
Garage
29.8 sq.m. (320 sq.ft.) approx.



Ground Floor
91.2 sq.m. (982 sq.ft.) approx.



1st Floor
80.9 sq.m. (870 sq.ft.) approx.



TOTAL FLOOR AREA : 201.9 sq.m. (2173 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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