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**Bushmead Avenue, Kingskerswell**

**Newton Abbot**

**£310,000**



In the sought after village of Kingskerswell the property offers an extended semi-detached family home in a tucked away cul de sac location.

Situated in Bushmead Avenue the property offers nearby access to the local primary school and the village itself offers excellent facilities including a health centre and pharmacy, Co-op, petrol stations, pubs, hair salons and Kingskerswell is on the main number 12 bus route linking Torbay and Newton Abbot.

Approached from the road a block paved driveway provides off-road parking for two vehicles side-by-side and leads to the front door. Once inside, an entrance porch has double doors opening into the sitting room with wood burner and large window to the front aspect. From here the accommodation flows into the large dining room, the kitchen breakfast room which spans across the rear of the property and with sliding doors opening onto the rear garden. Also on the ground floor is a home office and utility room . On the first floor a light, bright landing leads to three bedrooms and a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and has gas central heating. To the rear of the property is an enclosed garden with a patio accessed from the kitchen breakfast room and the remainder of the garden arranged over different levels including a lawned area and a decked area with far reaching countryside views towards Dartmoor.

The property offers an excellent, well presented family home with a good flow of accommodation and living space.

UPVC obscure glazed door to

**ENTRANCE PORCH** - 1.8m x 1.27m (5'11" x 4'2") Coved ceiling with light point, UPVC double glazed window to front aspect, double doors to,

**SITTING ROOM** - 4.98m x 3.81m (16'4" x 12'6") Coved ceiling with light points, UPVC double glazed window to front aspect, half height wood panelling to walls, radiator with thermostat control, stairs with handrail to first floor, under stairs storage cupboard, fireplace with inset log burner, high level TV connection point, opening to,

**DINING ROOM** - 4.98m x 3.15m (16'4" x 10'4") Coved ceiling with inset spotlights, half height panelling to walls, door to inner hallway, double doors to,







**KITCHEN/BREAKFAST ROOM** - 4.83m x 2.67m (15'10" x 8'9") Coved ceiling with inset spotlights, UPVC double glazed window overlooking the rear garden, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with roll edge work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, inset four ring gas hob with extractor over, tiled surrounds, matching eyelevel cabinets, built-in double electric oven, space and plumbing for dishwasher, space for under worktop appliance, space for upright fridge freezer, wall mounted boiler, UPVC double glazed sliding doors opening onto the rear garden.

**INNER HALLWAY** - 1.96m x 0.84m (6'5" x 2'9") Coved ceiling with inset spotlight, opening to,

**HOME OFFICE** - 3.71m x 1.93m (12'2" x 6'4") Coved ceiling with directional spotlights, UPVC double glazed window to front aspect, radiator.

**UTILITY** - 4.93m x 1.73m plus recess (16'2" x 5'8" plus recess) Coved ceiling with directional spotlights, UPVC double glazed window to rear aspect, radiator, space and plumbing for washing machine.

**FIRST FLOOR LANDING** Pendant light point, UPVC double glazed window to side, doors to,

**BEDROOM ONE** - 3.86m x 2.95m (12'8" x 9'8") Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobe to one wall with hanging rails.

**BEDROOM TWO** - 3.2m x 2.92m (10'6" x 9'7") Coved ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, half height wood panelling to walls.

**BEDROOM THREE** - 2.95m x 1.83m (9'8" x 6') Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

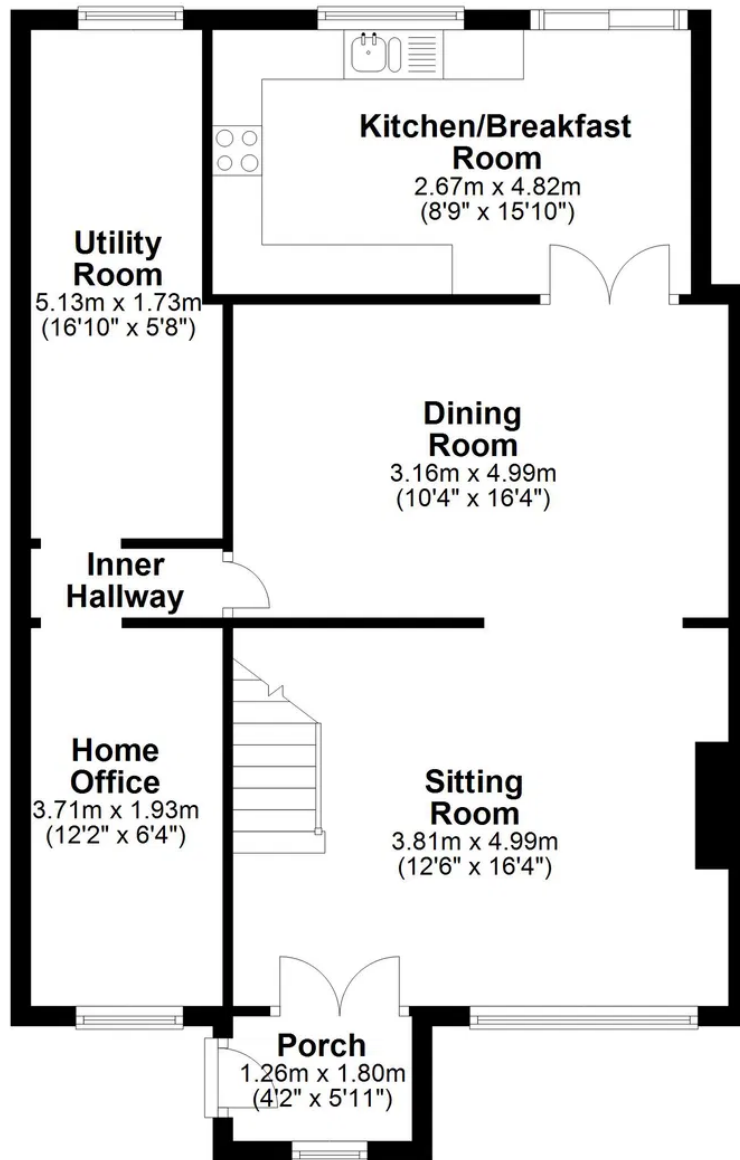
**BATHROOM/WC** - 1.8m x 1.73m (5'11" x 5'8") Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin, close coupled WC, heated towel rail, tiled wall, tiled floor.

**OUTSIDE FRONT** To the front of the property is a block paved driveway providing off-road parking for two vehicles side-by-side and with an EV Car Charger. Outside light.

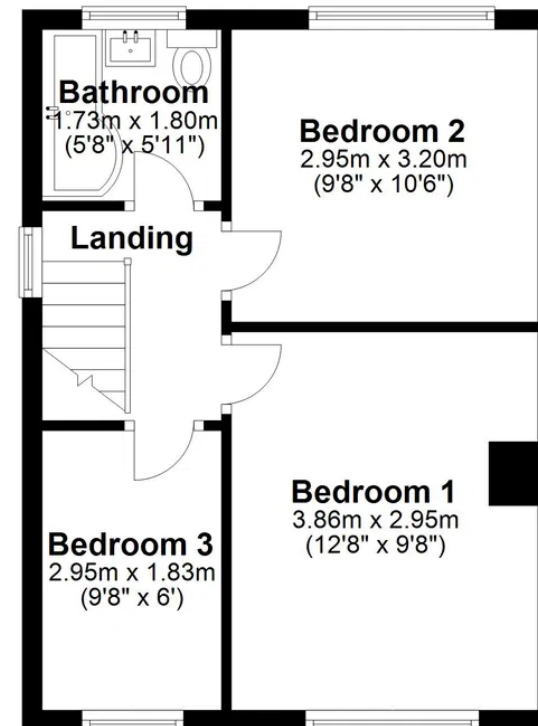
**REAR** To the rear of the property and accessed from the kitchen breakfast room onto a patio, the garden offers a Southerly and is arranged over different tiers with a lawned area enclosed by timber fence, a good sized decked area offering ample seating /outdoor dining space and with far reaching countryside views towards Dartmoor.



## Ground Floor



## First Floor



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