



- DETACHED EXECUTIVE STYLE PROPERTY
- RECEPTION HALL, LIVING ROOM
- KITCHEN DINER, UTILITY ROOM
- FOUR BEDROOMS WITH EN-SUITE TO MAIN BEDROOM
- MODERN FAMILY BATHROOM, CLOAKROOM
- GARAGE AND DRIVEWAY PARKING
- REAR GARDEN WITH LAWN AND PATIO AREA
- UPVC D/G, GAS CENTRAL HEATING

**Kestrel Way, Dawlish, EX7 0FY**

**Guide Price £450,000**

This four bedroom detached executive property constructed by Messrs Redrow Homes has accommodation briefly comprising; reception hall, living room, kitchen diner, four bedrooms (one en-suite), family bathroom, utility room, cloakroom, garage, driveway parking, gardens, uPVC double glazing and gas central heating.





## Property Description

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Obscure glazed composite front door into...

### RECEPTION HALL

With tiled floor, under stairs storage cupboard. Doors to principal rooms and stairs rising to first floor.

### LIVING ROOM

uPVC double glazed bay window to front, radiator, power points, television aerial connection point.

### KITCHEN/DINER

Fitted with a modern range of high gloss white wall and base units with roll top work surface over, integrated electric oven, integrated fridge freezer, integrated dishwasher, four ring electric hob with stainless steel extractor canopy above, inset sink drainer, uPVC double glazed window to rear overlooking the garden, double glazed sliding doors with matching side windows giving access to the rear garden. Door to...

### UTILITY ROOM

Base units with roll top work surface over, space and plumbing for washing machine and tumble dryer, obscure double glazed composite door giving access to rear.

### CLOAKROOM

White suite comprising close coupled WC, wash hand basin, obscure uPVC double glazed window.







## FIRST FLOOR LANDING

Power points, loft access hatch.

## BEDROOM ONE

uPVC double glazed window to front, range of built in wardrobes, radiator, power points. Door to en-suite.

## EN-SUITE

Close coupled WC, wash hand basin, shower cubicle.

## BEDROOM TWO

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



## BEDROOM THREE

uPVC double glazed window to rear with far reaching countryside views, radiator, power points.

## BEDROOM FOUR

uPVC double glazed window to rear with similar views to that of bedroom three, radiator, power points.

## FAMILY BATHROOM

White suite comprising close coupled WC, wash hand basin, panelled bath with shower over, obscure uPVC double glazed window to rear, tiled flooring, splash backs, ladder heated towel rail, extractor fan.



## OUTSIDE

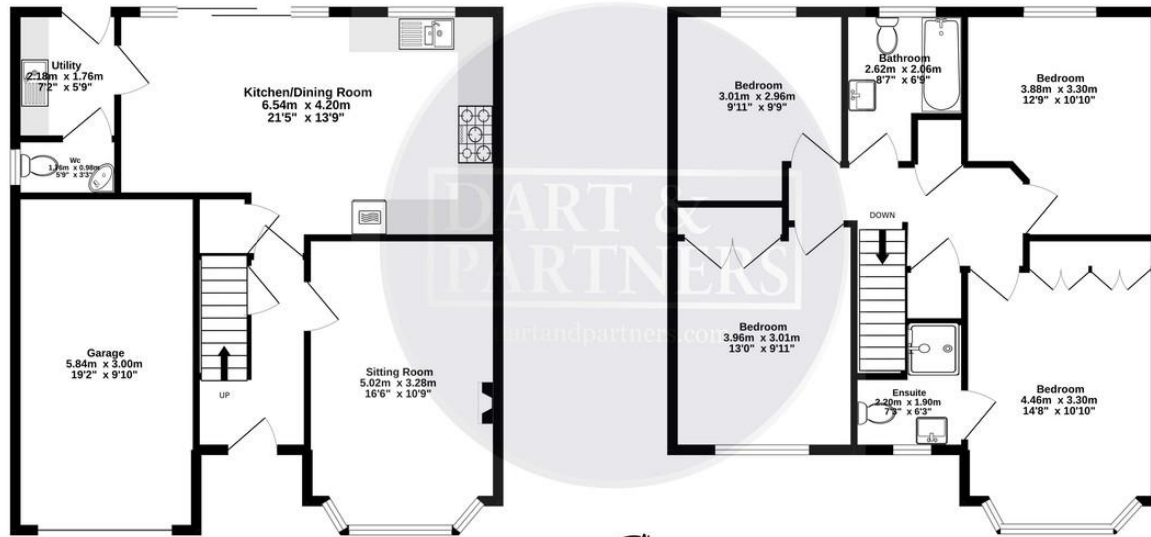
To the front is **DRIVEWAY PARKING** leading to the **INTEGRAL GARAGE**. To the rear the garden is fully enclosed and mainly laid to lawn with a paved patio area, perfect for entertaining. Outside tap, power point and light.

## GARAGE

With metal up and over door, power and light. Wall mounted consumer unit.

Ground Floor  
70.6 sq.m. (760 sq.ft.) approx.

1st Floor  
66.5 sq.m. (716 sq.ft.) approx.



TOTAL FLOOR AREA : 137.1 sq.m. (1475 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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MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements