



*Our View "Situated in the popular Rydon development with good access to the schools and amenities"*



- A Detached Family House
- Ground Floor Cloakroom
- Kitchen with Utility
- Lounge/Diner
- Conservatory
- Principle Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Enclosed Garden
- Garage and Driveway Parking

A detached four bedroom house situated in a quiet cul-de-sac.

A delightful four bedroom detached house with a private enclosed garden, detached single garage parking and conservatory. Situated in a quiet cul-de-sac with easy access to all the amenities and facilities. The property provides spacious accommodation comprising of: an entrance porch, entrance hall, kitchen with utility area, lounge/diner, conservatory, master bedroom en-suite, three further bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating.

On approaching the property, a sliding door takes you into the entrance porch where there is a front door leading into the entrance hall.

The entrance hall has stairs rising to the first floor, under stairs storage cupboard, wood effect flooring, radiator and doors to the cloakroom, kitchen and lounge/diner.

The cloakroom has a low flush WC, wall mounted wash hand basin with tiled splash back, obscure glazed window and a radiator.

The open plan kitchen/utility is well planned making good use of the space with a range of wall and base level kitchen units, drawer stack, wine rack, display cabinets, and fitted worktops with matching splash backs. There is a one and half bowl stainless steel sink unit with a window above, radiator and tiled flooring. Built in appliances include a four ring gas hob with extractor hood above, an electric oven and an integrated dishwasher.

An arch way leads to the utility area that has matching wall and base level kitchen units with drawers, fitted worktops with matching splash backs and a door providing access to the side pathway and in turn the garden. There is space for tall fridge freezer and space and plumbing for a washing machine.

The spacious lounge dining room has ample space for a dining table and chairs and enjoys double aspect windows to the side and rear aspect. There is a focal stone fire place with a wooden over mantle and a tiled hearth incorporating a coal effect gas fire. A sliding patio door gives access to the conservatory.

The conservatory provides a lovely additional living area and has windows to three sides and French doors leading out to the rear garden. There is tiled flooring, a radiator, wall light points and a polycarbonate roof.

The first floor landing has a loft hatch providing access to the roof space, a window to side the aspect and a built in airing cupboard housing the hot water cylinder and also having slatted shelving.

Bedroom one has a window to the rear aspect, overlooking the garden, a radiator, built-in double wardrobe, with mirror fronted sliding doors and a mirror fronted sliding door concealing and providing access to the en-suite shower room.

The en-suite has a built-in shower cubicle with fully tiled walls, a shower unit, low flush WC, pedestal wash hand basin, radiator, obscure glazed window, part tiled walls and a fitted light with shaver point.

Bedroom two is a good size double room with a window to the front aspect, radiator and built in double wardrobe with mirror fronted sliding doors.

Bedroom three is a small double room with a window to the rear aspect and a radiator.

Bedroom four is a single room with a window to the front aspect and a radiator.

The family bathroom has a panelled bath with wall mounted shower unit above, wash hand basin with cupboard below, low flush WC, fully tiled walls, obscure glazed window and a heated towel rail.

Outside: to the front of the property there is a small level garden area laid to lawn with a paved path leading to the porch and around the property to the rear.

To the left-hand side of the property there is a tarmac driveway providing off road parking for two vehicles and also giving access to the detached single garage.

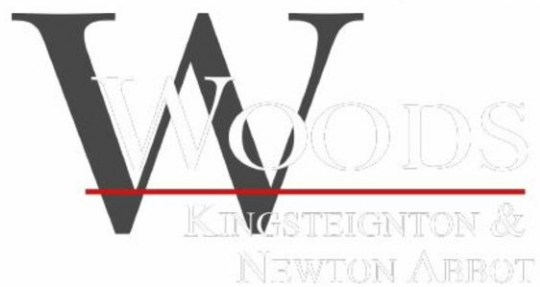
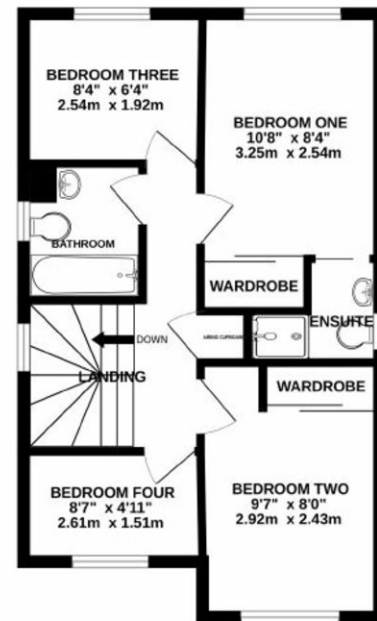
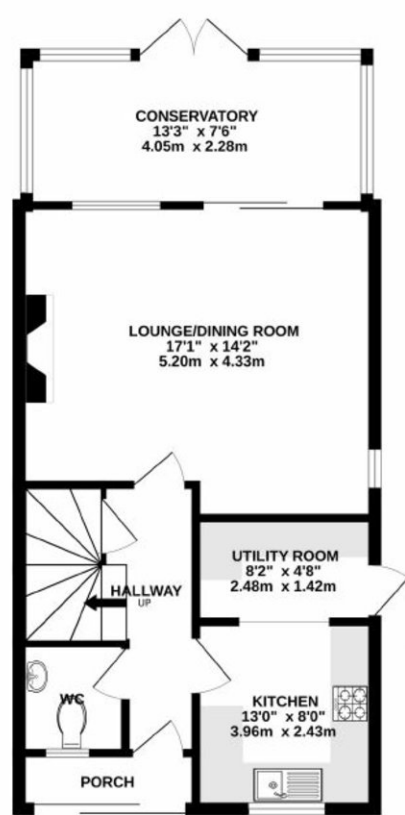
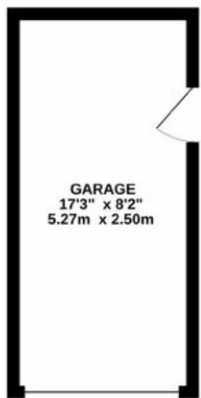
The single garage has an up and over door, power and light connected, eaves storage and a courtesy door providing access to the rear garden.

The rear garden is a good size and offers a good degree of privacy. There is a paved patio area immediately from the conservatory and a level lawn bordered by mature shrubs. To the bottom of the garden there is a raised decked terrace ideal for alfresco dining. There are steps, alongside the decking, taking you down to a lower area of garden where there are two garden sheds and additional storage below the decked terrace. Timbers gates to both sides of the house give access to the front.

Council Tax Band D for the Period 01/04/2023 to 31/03/2024 financial year is £ 2,264.31

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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Tenure: Freehold  
01626 364900

Kingsteignton, Newton Abbot

£390,000

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