



Our View “A property that must be seen to be appreciated”

A well-presented and extended three/four-bedroom detached property offering spacious living areas, enclosed private gardens, and a driveway, located in a desirable cul-de-sac in Sandygate, Kingsteignton.

The accommodation begins with an entrance porchway, a useful space with a double-glazed window to the front and an internal double-glazed door leading into the entrance hallway. This features wood-effect flooring, which continues throughout much of the ground floor, and provides access to the principal rooms. The living room is a spacious area with a double-glazed window to the front, a feature gas fire with mantle surround, and internal double doors opening into the family room at the rear. This additional reception space overlooks the garden, benefits from continued wood-effect flooring, and includes double-glazed doors leading directly outside, opposite the living room, the entrance hallway also gives access to a study/bedroom, offering flexible use. This room features wood-effect flooring and a double-glazed window to the front. Adjacent to this is the kitchen/breakfast room and extended kitchen area, fitted with a matching range of wall and base units, a stainless-steel mixer tap with sink and drainer, and built-in appliances including a fridge-freezer, dishwasher, double oven, and gas hob with extractor hood and light above. There is also space and plumbing for a washing machine and tumble dryer. Additional features include a breakfast bar with seating space,

tilled flooring, inset spotlights, double-glazed windows overlooking the garden, and double doors opening onto the outside space. From the hallway, you will also find a modern downstairs shower room, comprising a low-level flush WC, pedestal wash hand basin with storage beneath, a mains-fed shower, inset spotlights, part-tiled walls, tiled flooring, an obscure double-glazed window to the rear, and useful storage space situated by the staircase. Stairs rise to the first-floor landing, where you have access to three double bedrooms, all featuring double-glazed windows to either the front or rear aspect. Two of the bedrooms benefit from built-in storage, while the master bedroom has been extended to include a walk-in dressing room dividing the bedroom areas. The family bathroom comprises a low-level flush WC, pedestal wash hand basin incorporated into a vanity unit, a panel bath with mains shower fitted above, part-tiled walls, tiled flooring, and an obscure double-glazed window to the rear. From the landing there is also a hatch providing access to the loft space, as well as a useful cupboard with shelving. Externally, the property enjoys enclosed and well-presented gardens, with a paved driveway offering parking for several vehicles. A pathway leads to the front entrance and garage, which features a metal up-and-over door. To the rear is a delightful garden with a decked area leading out from both the family room and kitchen/breakfast room, creating an ideal space for outdoor dining and entertaining. Beyond this is an area of level lawn, with a pathway leading through the garden to a further rear patio, providing additional seating areas. The garden also includes a wooden storage shed and a range of colourful, attractive flower

beds. This is a very private and enclosed garden that must be seen to be appreciated.

- Spacious well-presented property
- Living room
- Family room
- Study / Bedroom
- Kitchen breakfast room
- Shower room
- Three double bedrooms
- Family bathroom
- Enclosed and private gardens
- Driveway



