



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

A truly delightful, extended three-bedroom detached property positioned on a private plot, boasting beautifully presented gardens, a driveway, and an attached garage. It is located on a quiet cul-de-sac within the popular development of Moorland Reach, Kingsteignton.

The accommodation begins with an inviting entrance hallway featuring wood-effect flooring and access to the spacious living room situated at the front of the property. This room benefits from a double-glazed window providing plenty of natural light, fitted wooden shutters, and a fireplace with mantle surround. Opposite the living room is a downstairs WC comprising a low-level flush WC, pedestal wash hand basin, and obscured double-glazed window to the front. From the entrance hallway there is also useful storage space beneath the staircase. The stunning kitchen/dining/family room is accessed from the hallway and forms part of an extension created by the current owners, which must be seen to be fully appreciated. This delightful, modern fitted kitchen offers a matching range of wall and base units with granite work surfaces, a mixer tap sink with integrated drainer, and a range of built-in appliances including a fridge freezer, double oven, gas hob with extractor hood and lighting above, dishwasher, and inset spotlights. A cupboard houses space and plumbing for a washing machine and tumble dryer. The family area

enjoys views over the rear garden through double-glazed windows and French doors, with additional natural light provided by skylight windows and a vaulted ceiling. The herringbone-style flooring adds a stylish finish. From the entrance hallway, stairs rise to the first floor where the landing provides access to three bedrooms (two doubles and one single). All bedrooms feature double-glazed windows overlooking either the front or rear, with the rear bedrooms enjoying a delightful view over the garden and surrounding woodland. Each bedroom benefits from built-in wardrobes, while the master bedroom also features a modern ensuite shower room comprising a low-level flush WC, pedestal wash hand basin, and mains shower, with wood-effect flooring and an obscured double-glazed window to the side. Completing the accommodation is a well-presented family bathroom fitted with a low-level flush WC, pedestal wash hand basin, and a panel bath with mains shower over, finished with wood-effect flooring and an obscured double-glazed window to the front. An airing cupboard with shelving sits off the landing, alongside a separate cupboard housing the combination boiler. A hatch provides access to the loft space. Externally, the property offers well-maintained and attractive gardens. To the side, a double driveway provides off-road parking for two cars in front of a detached garage with metal up-and-over door, power, and lighting. The front garden is also attractively presented with a pathway leading to the entrance. To the rear, you will find a deceptively spacious garden which again must be seen to be appreciated. Leading out from the family room is a patio and level lawn, with a pathway leading to a

further patio area ideal for outside dining and entertaining. A key feature of this garden is its privacy, backing onto fields. Various seating areas are positioned throughout, including an additional section of garden situated beside the garage which offers a further private dining and entertaining space—this could be considered a "secret garden." A personnel door is positioned to the side of the garage, along with gated side access. Additional outdoor power points are also provided.

- Delightful property
- Living room
- Stunning kitchen / dining / family room
- Downstairs W.C
- Three bedrooms (Master ensuite)
- Family Bathroom
- Superb private gardens
- Driveway
- Detached garage
- Culdesac



