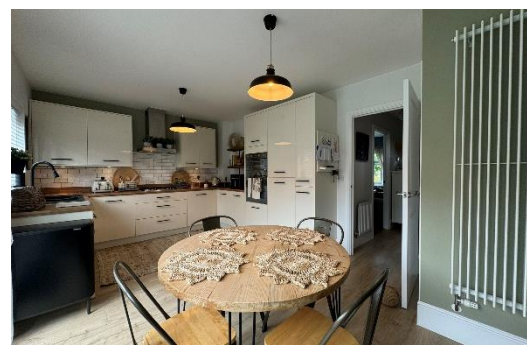


## Kestrel Way, Dawlish, EX7 0FY



Constructed by Redrow Homes to the Letchworth design is this generous three bedroom semi-detached family home in excellent condition throughout. The property is situated at the end of a private road of just 4 houses on the edge of the estate and benefits from a good size garden, garage, parking and has to be internally viewed to be fully appreciated. FREEHOLD, COUNCIL TAX BAND - C, EPC - B.

£360,000

01626 862379

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**FRASER & WHEELER**

## FRONT DOOR

### ENTRANCE HALL

Stairs leading to the first floor with under stairs cupboard, radiator and doors to:

### CLOAKROOM

uPVC double glazed opaque window, low level WC, wash hand basin and radiator.

### LOUNGE

**4.88m x 3.24m (16'0" x 10'8")**

uPVC double glazed window with front aspect, radiator, television point.

### KITCHEN/DINING ROOM

**5.40m x 3.40m (17'9" x 11'2")**

Kitchen area -uPVC double glazed window overlooking the rear garden, range of matching eye level and base units with work surfaces over, concealed lighting, one and a half bowl sink unit with mixer tap, built in gas hob and extractor hood over, double oven, integral dishwasher, integral fridge and freezer. Dining area - uPVC double glazed sliding doors with glazed side panels overlooking the rear garden, feature radiator, Laundry cupboard with work surface and plumbing for automatic washing machine.

### FIRST FLOOR LANDING

uPVC double glazed window with side aspect, hatch to roof space, and airing cupboard with gas boiler and shelving. Doors to:

## BEDROOM 1

**3.46m x 3.00m (11'4" x 9'10")**

uPVC double glazed window with front aspect, radiator, television point, triple wardrobe and double wardrobe. Door to:

## EN SUITE SHOWER ROOM

Walk in shower cubicle, wash hand basin, low level WC, extractor fan, heated towel rail, tiled flooring, down lighters.

## BEDROOM 2

**3.54m x 2.69m (11'7" x 8'10")**

uPVC double glazed window overlooking the rear garden, radiator and wardrobe recess.

## BEDROOM 3

**2.61m x 2.60m (8'7" x 8'6")**

uPVC double glazed window overlooking the rear garden and radiator.

## BATHROOM

Diamond shape uPVC double glazed opaque window, bath with shower over and glass screen, low level WC. Wash hand basin, heated towel rail, tiled flooring, and extractor fan.





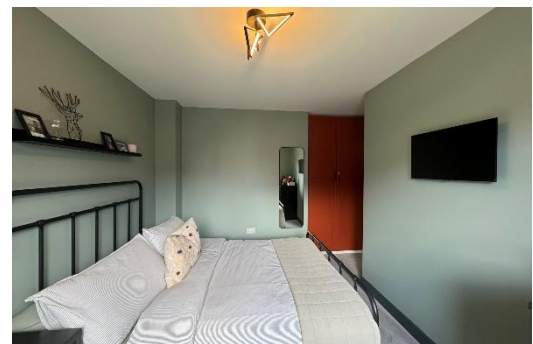
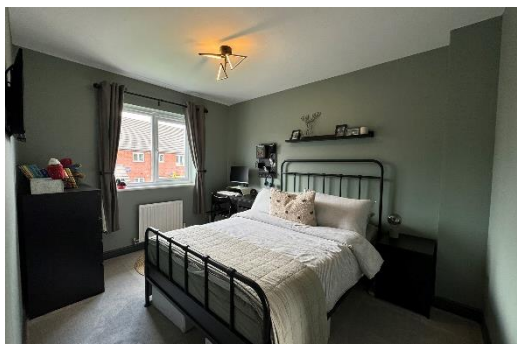
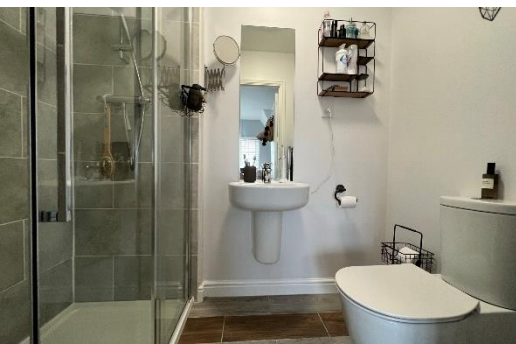
### OUTSIDE

To the front of the property is an area of garden which has a variety of shrubs and a driveway with parking for two cars in tandem. The rear garden has been tastefully landscaped with a good sized patio area leading from the kitchen/dining room, artificial lawn with flower bed to one side, outside tap, decked seating area, timber fencing, and side gate access gate leading to the driveway.

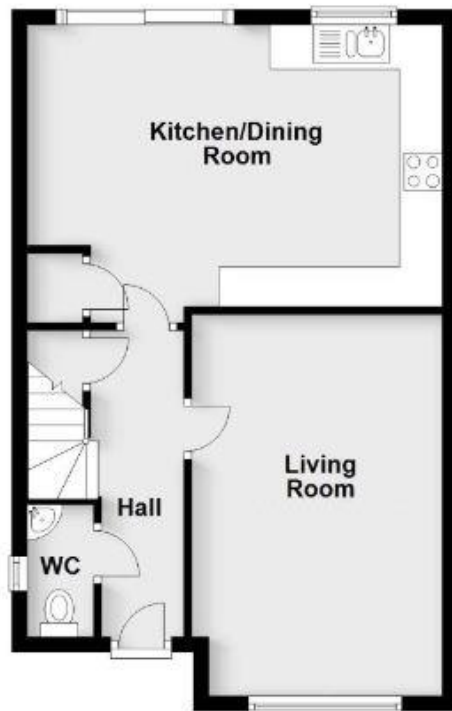
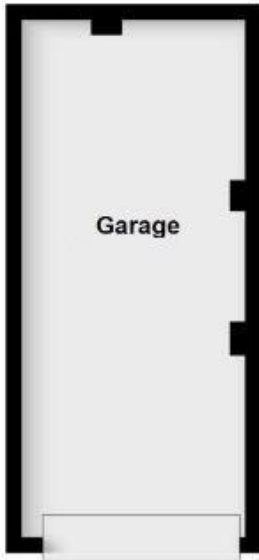
### GARAGE

**6.16m x 3.19m (20'3" x 10'6")**

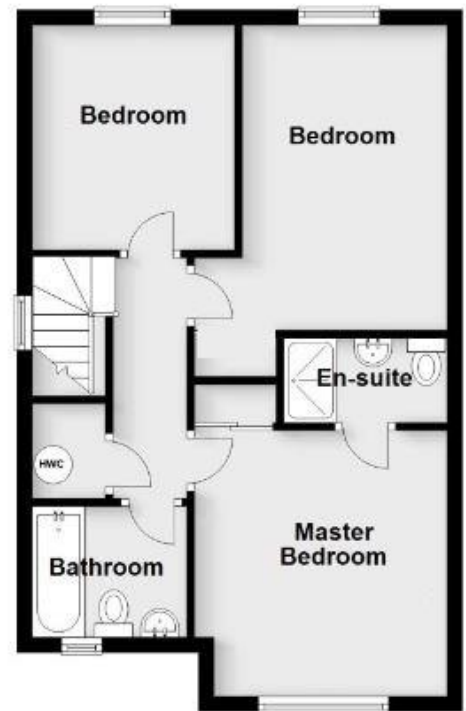
Metal up and over door, light and power connected, boarded eaves area for storage.



## Ground Floor



## First Floor



This floorplan is for illustrative purposes only and is not to scale.



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