

Curlew Way, **Dawlish**, EX7 0FT

A stunning 4 double bedroom detached house built by Redrow homes on the outskirts of Dawlish. The property is presented to a high standard throughout and benefits from a modern kitchen, master bedroom with en suite shower room, garden with a southerly aspect, garage and parking. FREEHOLD, COUNCIL TAX BAND - E, EPC - B.

£475,000

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DESCRIPTION

This Redrow home is set in a pleasant position of this very popular development. The stylish accommodation comprises a reception hall, there is a spacious and appealing sitting room and a good-sized kitchen/dining room. There is also a useful utility room and a cloakroom/WC at ground floor level. To the first floor the master bedroom has a stylish en-suite shower room and there are three further well-proportioned bedrooms, as well as the modern family bathroom. Outside a driveway provides ample parking, there is an integral garage and outside to the rear there is a pleasant enclosed garden with southerly aspect.

LOCATION

Curlew Way is set in a pleasant part of the relatively recently built Redrow development, which is set on the fringes of Dawlish/Dawlish Warren. The position affords tremendous convenience, being around 12-miles from the Cathedral City and county town of Exeter. The Exe estuary provides good boating and leisure opportunities, and the development is also set circa a mile away from the sandy beach and nature reserve at Dawlish Warren, where one can take pleasant coastal walks towards the seaside town and resort of Dawlish. There is an open nature park nearby, ideal for dog-walking etc, and there is also a nearby Sainsburys super-store and petrol station. The recently completed Exe Estuary cycle-ways now stretch all the way around the estuary, providing a wonderful additional leisure facility to the area. There is also a golf course nearby.

ACCOMMODATION

From the driveway an open covered entrance porch is approached where the front door opens to:

ENTRANCE HALL

A pleasant welcoming space, with panel doors to the ground floor rooms and stairs rise to the first floor.

SITTING ROOM

A light and spacious room, with a large front facing uPVC double glazed window overlooking the front garden, radiator, Tv and telephone point.

KITCHEN/DINING ROOM

The kitchen/dining room is a stylish and spacious room, with the kitchen area being fitted with an attractive range of floor and wall mounted units with "high gloss" cupboard door fronts with work surface over, with an inset stainless steel sink unit. Integrated appliances include a four ring gas hob with filter over, double oven, a fridge, a freezer and dishwasher. radiator, uPVC double glazed doors and side windows lead to the garden with fitted bi-folding shutters and door to:

UTILITY ROOM

A rear facing uPVC double glazed window overlooks the back garden and a uPVC opaque double glazed door opens to the back garden. There is a fitted floor mounted unit, with an area of work surface with inset single drainer stainless steel sink unit, under-surface space for an automatic washing machine and a further under-surface appliance space. There is also a large under stairs store cupboard with coat hooks. Door to:

CLOAKROOM

With a rear facing uPVC opaque double glazed window. Wash hand basin with mixer tap and WC.





FIRST FLOOR LANDING

A rear facing uPVC double glazed window, loft access, radiator, door to cupboard housing the large hot water cylinder and panel doors to the first floor rooms.

BEDROOM 1

Front facing uPVC double glazed window, built in double wardrobe and radiator. Door to:

EN SUITE SHOWER ROOM

A stylish en-suite with a uPVC opaque double glazed window and a three-piece suite, comprising a tiled shower cubicle, a wall mounted wash hand basin with shaver point above and a WC. Ladder-style radiator/towel rail.

BEDROOM 2

Front facing uPVC double glazed window with fitted shutters, radiator and recessed fitted double wardrobe.

BEDROOM 3

Rear facing uPVC double glazed window overlooking the back garden and radiator.

BEDROOM 4

Rear facing uPVC double glazed window, radiator and wardrobe recess.

FAMILY BATHROOM

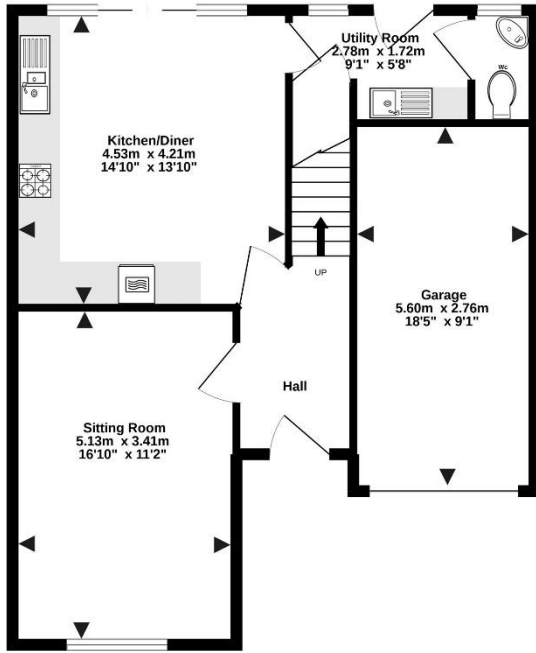
Side facing uPVC opaque double glazed window. The bathroom is fitted with a stylish three piece suite comprising a panelled bath with full height feature tiled surround and shower over as well as an attached shower screen. Wall mounted wash hand basin, WC, ladder style radiator/towel rail.

OUTSIDE

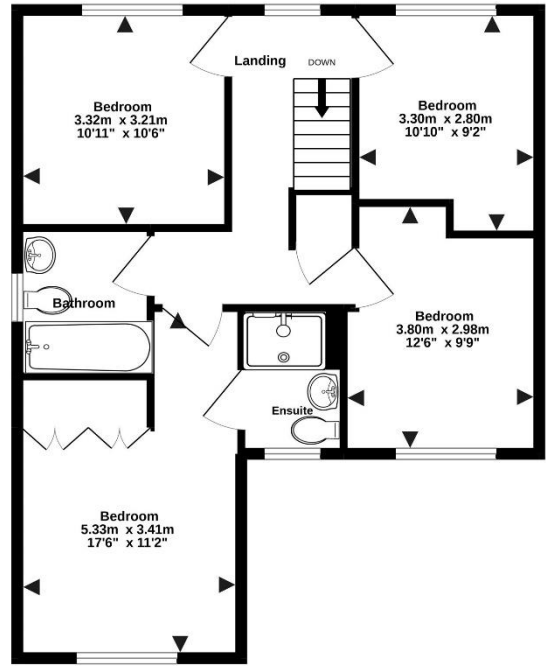
To the front of the house a driveway provides parking, beside which there is a pretty area of front garden. From the driveway the integral garage is approached by way of a metal "up and over" door, having power and light and housing the boiler supplying gas fired central heating. To the rear of the property there is a pleasant enclosed back garden with a southerly aspect. Immediately beside the house there is a terrace laid to paving leading to a central lawned garden and a paved pathway to the side of the property leads to a gate which in turn leads back to the front. The rear garden has been designed for ease of maintenance and has established plants and shrubs to one side.



Ground Floor
65.2 sq.m. (702 sq.ft.) approx.



1st Floor
64.2 sq.m. (691 sq.ft.) approx.



TOTAL FLOOR AREA : 129.3 sq.m. (1392 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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