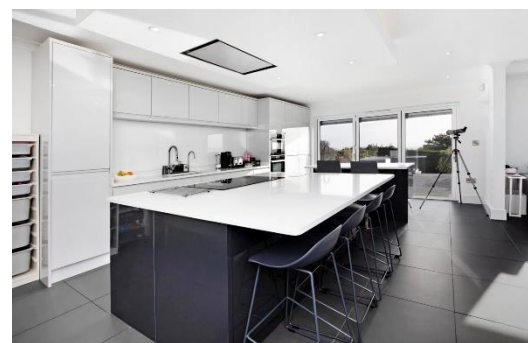


Pinewood Close, **Dawlish**, EX7 0AJ

Welcome to this exquisite 4-bedroom detached house located in the serene coastal town of Dawlish, Devon. Nestled in a desirable area, this property offers breath-taking sea views, a large garden with a southerly aspect, a garage with a large driveway, and modern kitchen and bathroom facilities. FREEHOLD, COUNCIL TAX BAND - E, EPC - B.

Guide Price £785,000

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FRASER & WHEELER

FRONT DOOR AND SIDE WINDOWS TO:

RECEPTION HALL

A lovely bright space with vaulted ceiling, under floor heating, 2 Velux windows spit lights and doors leading to:

KITCHEN/DINING/SITTING ROOM

This remarkable open plan space, adorned with luxurious features designed for modern living. Enjoy the comfort of an electrically heated tiled floor as you take in the natural light filtering through uPVC double glazed windows, offering views of the picturesque garden and sparkling sea beyond. Transforming seamlessly, the BI Fold doors, complete with inset blinds, beckon you to the rear terrace, where panoramic vistas await. The sleek kitchen area boasts high gloss base and eye level units, complemented by solid work surfaces. Two island units, each incorporating breakfast bars, provide ample space for culinary endeavours and casual dining. Equipped for culinary excellence, the kitchen features an inset sink with HOT TAP and waste disposal, alongside an induction hob with a remote-controlled extractor hood. Additional conveniences include a fitted eye level double oven, dishwasher, and a second sink with a swan neck mixer tap. A wine fridge adds a touch of sophistication to the space. Enhancing the ambiance, feature colour-changing lighting and spotlights create a welcoming atmosphere, while designated seating and dining areas offer versatility for entertaining or relaxation. Whether preparing meals or enjoying the company of loved ones, this open plan layout effortlessly combines style and functionality.

UTILITY ROOM

A versatile space with high gloss base and eye level units, solid work surfaces over, inset sink unit, integrated washing machine, space for appliance, uPVC double glazed window to the front and spot lights.

CLOAKROOM

Suite comprising WC, wash hand basin, spot lights, extractor fan and heated towel rail.

BEDROOM 1

A spacious room with uPVC double glazed doors leading to a balcony, uPVC double glazed window to the side, coved ceiling with spot lights, fitted wardrobes, radiator and door to the en suite.

EN SUITE SHOWER ROOM

Suite comprising walk in double shower enclosure with glass screen, WC, his and hers sink unit with storage below, extractor fan and obscure uPVC double glazed window to the side.

BALCONY

A fantastic space to take in the views over the garden and coastline, glass and stainless steel balustrade and space for a small table and chairs.

BEDROOM 2

2 uPVC double glazed windows to the front, radiator, coved ceiling and spot lights.

LOWER LANDING

Spot lights, uPVC double glazed window to the side, radiator, uPVC double glazed door leading to the rear garden, airing cupboard with slated shelving, radiator and spot light, doors to:





BEDROOM 3

uPVC double glazed window to the rear, radiator, coved ceiling and spot lights.

BEDROOM 4

uPVC double glazed window to the side, coved ceiling and spot lights.

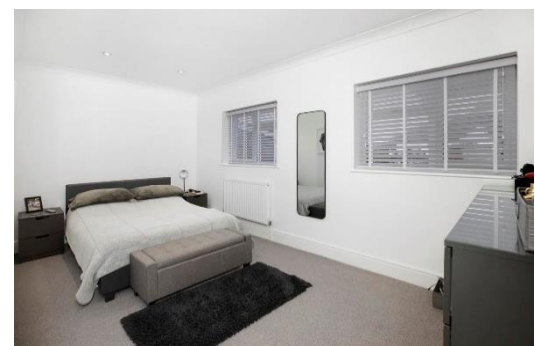
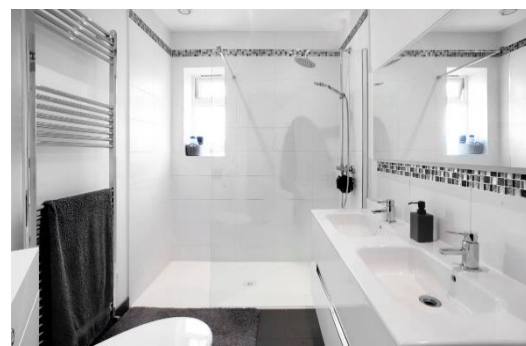
SHOWER ROOM

Suite comprising walk in double shower enclosure with glass screen, WC, wash hand basin with storage below, spot lights, obscure uPVC double glazed window to the side and heated towel rail.

OUTSIDE

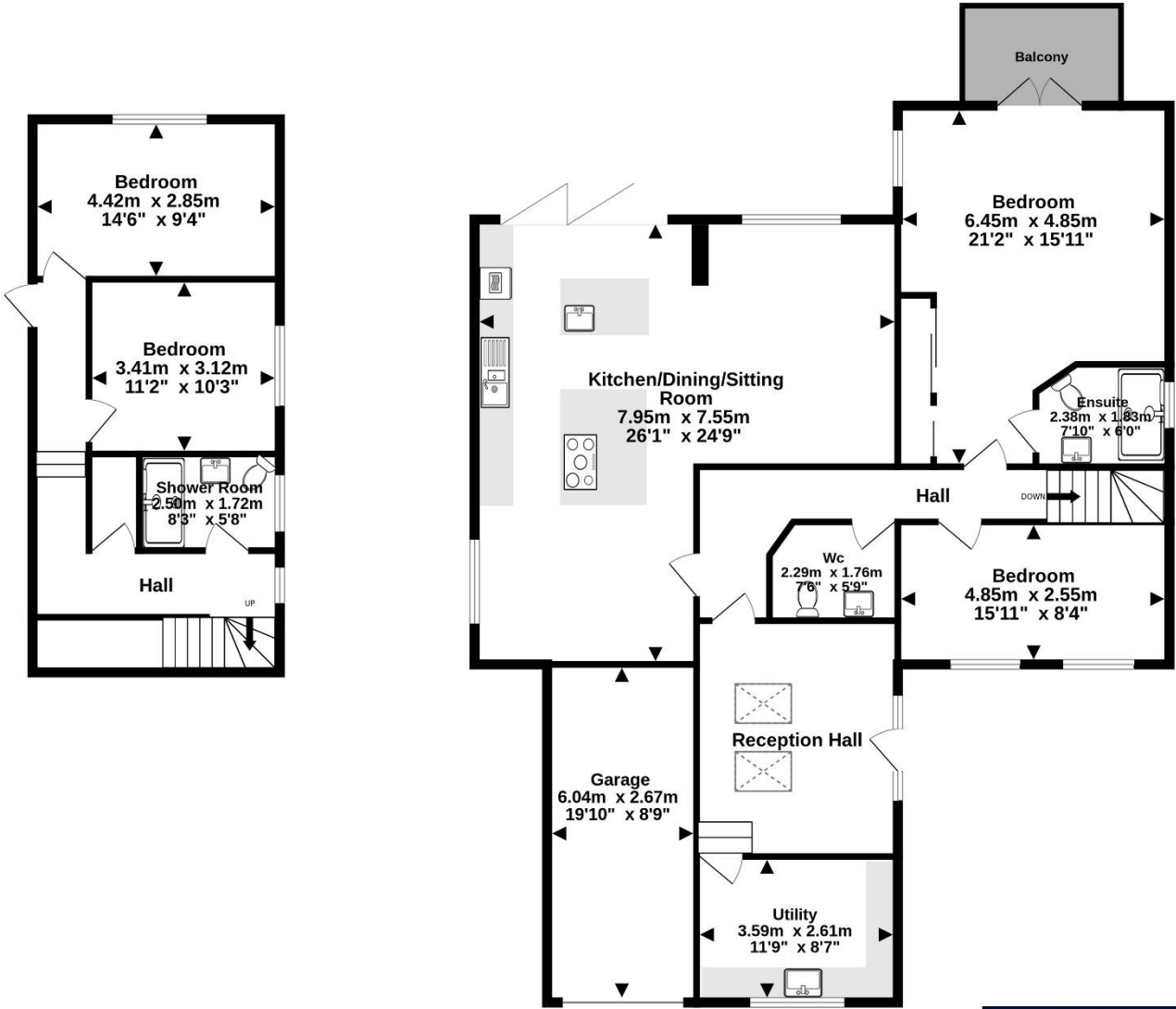
As you enter the property, you're greeted by a brick-paved driveway offering ample off-road parking, leading to the garage. A pathway with steps guides you to the front door, while side access, adorned with captivating external lighting, adds to the charm. The highlight of this home is its stunning rear garden, enjoying a southerly aspect and offering a remarkable degree of privacy. Step through the open plan living space onto a spacious composite decked terrace, the perfect spot to soak in breath-taking views of the coastline. Enhanced with a sleek glass balustrade, this terrace seamlessly connects to a brick-paved patio area, ideal for outdoor entertaining. Beyond lies the expansive lawn adorned with mature

shrubs and hedges, creating a serene oasis. For outdoor enthusiasts, a rear access gate provides easy access to the South West Coast Path. Convenience is paramount, with the local beach circa a leisurely 10-minute stroll away, while essential amenities are within easy reach. Adding to the appeal, the property features index-linked and owned solar panels, ensuring energy efficiency and cost savings. To truly grasp the allure of this residence, a viewing is essential.



Lower Ground Floor
43.6 sq.m. (469 sq.ft.) approx.

Ground Floor
145.8 sq.m. (1570 sq.ft.) approx.



TOTAL FLOOR AREA : 189.4 sq.m. (2039 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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