

Lambert Close, **Dawlish**, EX7 0AU

A stunning 2/3 bedroom link detached bungalow situated on a good size corner plot. The property has been extended by the current owners to create a wonderful living space with Bi-folding doors leading to the rear garden. FREEHOLD, COUNCIL TAX BAND - D, EPC - D.

£399,950

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UPVC DOUBLE GLAZED WINDOWS AND FRONT DOOR TO:

ENTRANCE PORCH

Tiled floor, radiator and inner front door to:

ENTRANCE HALL

Tiled floor, radiator, hatch to the loft space, storage cupboard and doors to:

BEDROOM 1

uPVC double glazed window to the front and radiator.

BEDROOM 2

uPVC double glazed window to the front, radiator and door to:

EN SUITE WC

Suite comprising WC, wash hand basin with vanity unit below, tiled walls and obscure uPVC double glazed window to the front.

SHOWER ROOM

Suite comprising shower/bath, heated towel rail, wash hand basin and WC in a concealed unit with work surface over, obscure uPVC double glazed window, spot lights and extractor fan.

LOUNGE

Fitted wood burner, radiator, tiled floor, spot lights, door to bedroom 3/second sitting room and open to:

KITCHEN/DINING ROOM

L shaped. A fantastic light space with vaulted ceiling and uPVC double glazed windows covering one wall, further uPVC double glazed window and bi-folding doors leading to the rear garden. The tiled floor continues throughout, feature radiator, Modern base and eye level units with work surfaces over, stainless steel sink with drainer and mixer tap, 5 ring gas hob with oven below and extractor hood over, integrated fridge and dishwasher, spot lights and door to:

UTILITY ROOM

Base and eye level units with roll top work surfaces, plumbing for a washing machine, space for a freezer, wall mounted gas central heating boiler and door to the garden.





BEDROOM 3/SECOND SITTING ROOM

Vaulted ceiling with beams over, radiator, fireplace with brick surround, uPVC double glazed sliding door to the garden. This room is currently being used as a second sitting room.

OUTSIDE

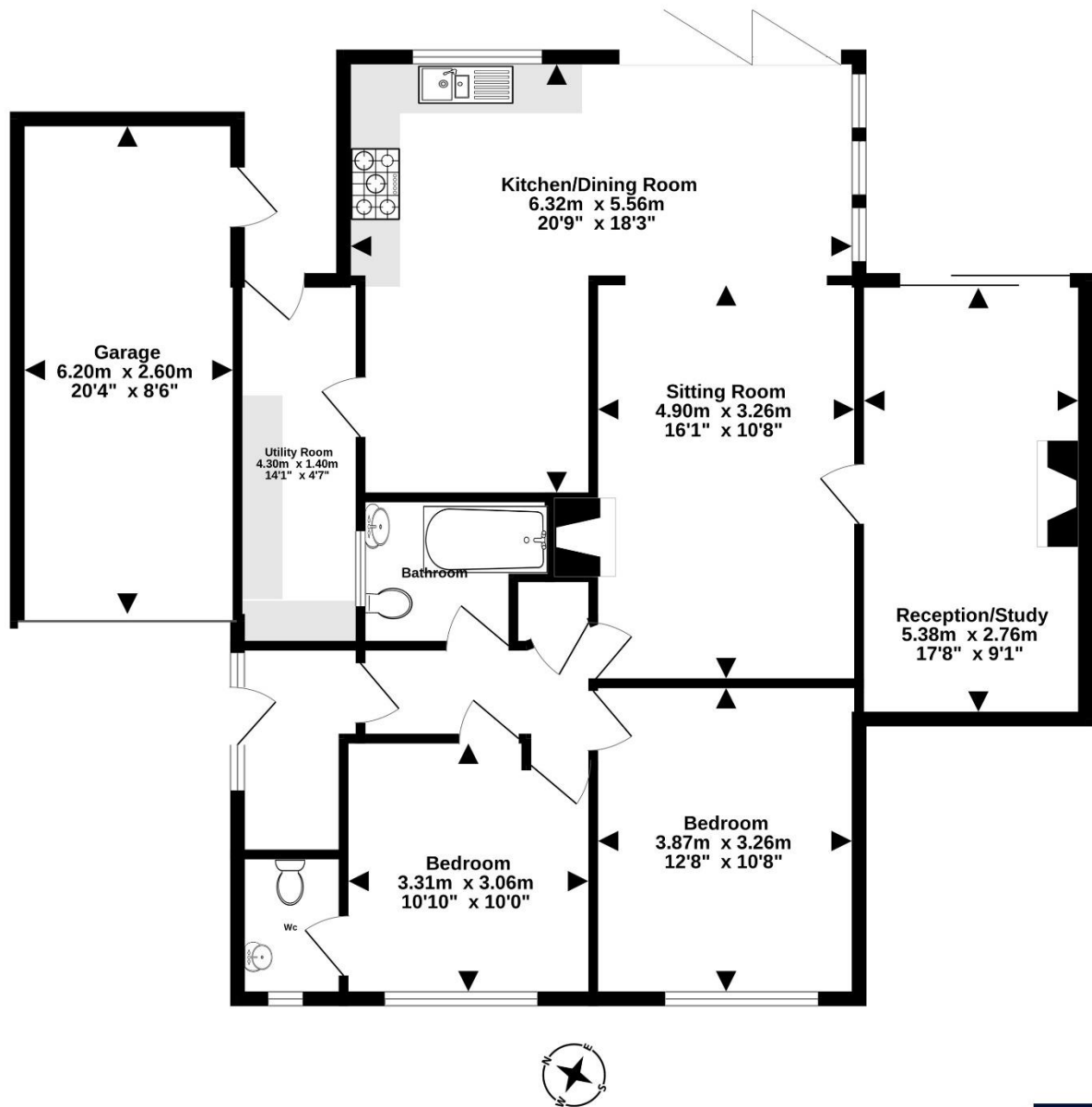
To the front of the property is a driveway leading to the garage, lawned garden and established plants and shrubs. The rear garden is a real feature of the property and has plenty of space. The garden has established plants, trees and shrubs, decorative gravelled seating areas, 2 good size patios and rear gate. The garden also benefits from a summer house and 2 garden sheds and rear access to:

GARAGE/WORKSHOP

Metal up and over door, light and power, door to the garden and window to the rear.



Ground Floor
114.6 sq.m. (1234 sq.ft.) approx.



TOTAL FLOOR AREA : 114.6 sq.m. (1234 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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