

ENTRANCE PORCH.

Composite front door. Space for shoes and coats. Inner door to:

HALL.

Spacious inner hallway. Two pairs of built in cupboards. Radiator. Wood effect laminate flooring.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

42' 7" x 14' 1" (12.97m x 4.29m) overall.

What a space. This open plan room is the hub of the house, creating a sociable layout with stunning features.

LOUNGE / DINING AREA.

Spacious area for living room furniture. Log burner with slate hearth and wooden mantle. Window to front.

KITCHEN

Vaulted ceiling with apex windows to match. Double sliding doors allowing access to the patio. Anthracite shaker style wall and base units with quartz worktops and upstands. Inset butler sink with double worktops drainers, boiling water tap and insinkerator. Neff induction hob with central extractor. Two integrated Neff ovens and a further integrated Neff microwave. Integrated dishwasher. Space for freestanding fridge freezer. Central island with matching units and worktop. Pop up electric sockets. Breakfast bar. Engineered oak flooring.

UTILITY ROOM. 10' 5" x 9' 7" at largest (3.17m x 2.92m)

Matching wall and base units with quartz effect worktops. Inset black sink with drainer. Space for washing machine and tumble dryer. Upvc door and window to side. Radiator. Engineered oak flooring.

CINEMA ROOM / BEDROOM 5. 18' 3" x 17' 6" at largest (5.56m x 5.33m)

Fantastic additional space. Window to front. Radiator. Could be used as an additional bedroom.

BEDROOM 1. 16' 6" x 11' 1" (5.03m x 3.38m)

Spacious double room with window to front. Radiator. Door to:

BEDROOM 1 EN-SUITE 6' 4" x 5' 2" (1.93m x 1.57m)

Freestanding double ended bath with standpipe taps. Basin with grey vanity unit and integrated W.C. Heated towel rail. Tiled walls and floor.

BEDROOM 3. 11' 4" x 8' 8" (3.45m x 2.64m)

Window to side. Built in wardrobes. Radiator.

BEDROOM 4 / OFFICE. 11' 5" x 8' 8" (3.48m x 2.64m)

Window to rear. Radiator. Currently used as home office.



BEDROOM 3. 12' 0" x 11' 3" (3.65m x 3.43m)

Double room with window to rear. Radiator.

SHOWER ROOM. 9' 4" x 5' 9" (2.84m x 1.75m)

Large walk in shower with rainfall and separate hand held heads. Basin on vanity unit. Heated towel rail. Close coupled W.C. Fully tiled walls and floor. Two windows to rear.

W.C

Basin on vanity unit with integrated W.C. Window to side. Heated towel rail. Tiled walls.

OUTSIDE

BACK GARDEN.

Large sandstone patio adjacent to the property, providing a spacious private seating area. Outside lights, tap and socket. Built in outside kitchen. Timber sleeper edging with central inset lawn, border planted with apple, pear, cherry trees. Play area with climbing frame complete with rubber chip flooring. Pathway to side of property. Large secure store to one side with access to the garage.

FRONT GARDEN.

Very large driveway with parking for multiple cars. Gated access to rear. Further store to rear of garage.

GARAGE. 19' 4" x 18' 1" narrowing to 11' 1" (5.89m x 5.51m)

Electric roller door. Fully insulated and ply lined garage. Power and lighting. Pedestrian door to rear. Velux window. Heavy duty storage shelving.

ENERGY PERFORMANCE RATING: C

COUNCIL TAX BAND: E

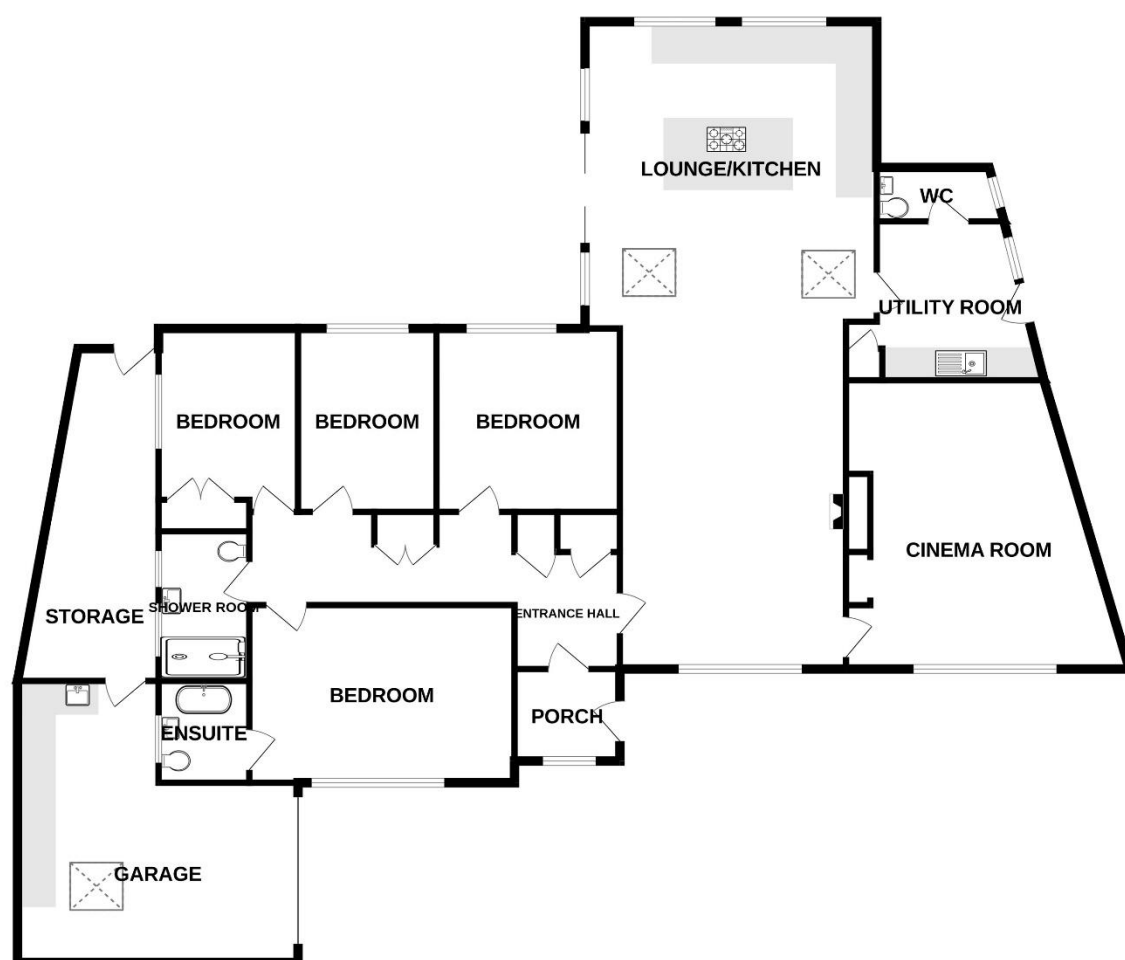


The appliances and fixed equipment mentioned in these sales particulars have not been tested by Eric Lloyd & Co. (Churston) Ltd. and therefore prospective purchasers need to satisfy themselves that all such items are in working order. We may receive an introductory fee on recommendations for professional services.

Ref C0005471 Written by: Bill Bye

Langdon Fields, Galmpton, Brixham, TQ5 0PJ

GROUND FLOOR
207.9 sq.m. (2238 sq.ft.) approx.



TOTAL FLOOR AREA : 207.9 sq.m. (2238 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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LAYOUT GUIDE ONLY – NOT TO SCALE



Simply one of a kind, this **EXTENDED FOUR BEDROOM DETACHED BUNGALOW** has been modernised creating a truly contemporary home. The centre piece is an open plan kitchen / dining / living room with vaulted ceiling, apex glazing and double sliding patio doors, fitted with a modern kitchen complete with quartz worktops, boiling water tap, Neff integrated appliances and a central island with breakfast bar. If you prefer a separate lounge, a superb cinema room can be found just off the main living area. There is also a separate utility area with W.C. off and ample room for appliances. The property provides a modern shower room with walk in shower and rainfall head, four double bedrooms, the principal bedroom having an en-suite with free standing double ended bath.

Outside, to the rear is a large, private sandstone patio area complete with lighting and outside kitchen. A play area with climbing frame is alongside the lawn and border with fruit trees.

To the front is a large driveway and integrated garage. Internal viewing is highly recommended. For sale with **NO CHAIN**.

£735,000 Freehold