

FEATURES

- Extended Three Bedroom Family Home
- Large Level Enclosed Rear Garden with Veranda
- Garage/Workshop With Parking For Several Cars To The Rear
- Spacious Double Lounge With Separate Dining Room/Study
- Modern Kitchen
- Family Bathroom
- Possible Loft Conversion STP
- Short Walk To Local Shops, Schools, Colleges And On a Bus Route
- On the Level

THE PROPERTY

The property is approached from Kings Ash Road via a timber gate and path leading to a storm porch with double glazed front door opening through to the **ENTRANCE HALL** with stairs leading to the first floor.

The **DOUBLE LOUNGE** is a lovely size with double glazed bay window to front aspect, picture rail and gas coal effect fireplace with tiled surround. From the lounge double doors provide access to the **SEPARATE DINING ROOM/STUDY**, which has plenty of space for table and chairs and sliding patio doors leading to the cover veranda.

The **EXTENDED KITCHEN** has a good range of wall and base level units including cupboards, drawers and display units with lighting. There are fitted work surfaces with one and half bowl sink unit, tiled splash backs and built in electric over with gas hob and extractor hood above. In addition to this there is a storage cupboard and space for appliances.

The ground floor accommodation/layout provides a great family/entertainment are for those family get togethers.

On the **FIRST FLOOR** the **LANDING** provides access to a boarded loft space, which has been converted by neighbouring properties, subject to obtaining the necessary consent.

BEDROOM ONE is a spacious double bedroom with a double-glazed bay window to front aspect looking across Kings Ash Road onto farmland.

BEDROOM TWO is another double bedroom with double glazed window to rear aspect overlooking the garden.

BEDROOM THREE is a single bedroom with double glazed window to front aspect overlooking the front garden.

There is a **FAMILY BATHROOM** with corner bath with shower above, low-level WC and pedestal wash hand basin. There are two windows to the rear, part tiling to walls and a wall mounted gas boiler set to one corner, which we understand was newly fitted in 2020.

EXTERNALLY, to the front of the property there is an enclosed garden with mature bushes and a conifer hedge providing privacy.

Immediately to the rear of the property there is a covered decked **VERANDA** providing a lovely space to sit out and entertain, which creates the feeling of additional living space.

Steps lead down to the **LEVEL GARDEN**, which is principle laid to lawn with mature shrubs, flowers, bushes and palm trees. Beyond the lawn is a timber shed and further secluded decked terrace which is ideal for sitting out, Barbecues and relaxing. is enclosed with gate leading to an extensive enclosed garden with mature shrubs, bushes and palms. A real added bonus is the **DETACHED GARAGE** with power and light connected and driveway parking to the rear.

The property is located on the level, situated within walking distance of schools, colleges, shops and local supermarket. Viewing is highly recommended to appreciate the space on offer.

ADDITIONAL INFORMATION

Viewing of this property is highly recommended.
Council Tax: Band C
Tenure: Freehold
Council: Torbay District Council



