



***Buckland, Bishopsteignton location***

***Freehold - £825,000***



## Beautiful Detached home

Offering instant kerb appeal, this exceptional detached residence boasts **FOUR DOUBLE BEDROOMS** and occupies a generous plot within a quiet and desirable cul-de-sac. The property stands out with its impressive plot size and frontage, extensive off-street parking, and beautifully landscaped surroundings, including a spotlight-lit blossom tree that enhances its character and charm.

Immaculately presented and upgraded to 'SHOW HOME' condition, the home features a spacious and welcoming Reception Hallway, a comfortable Living Room leading through to a formal Dining Room, and a stylish Conservatory/Garden Room with direct access to the rear garden. A high-quality fitted Kitchen, complete with integrated appliances and thoughtful lighting, flows into a separate Breakfast Room, ideal for family living and entertaining.

Upstairs, the home offers four generously proportioned bedrooms, including a luxurious main bedroom suite with a private En-Suite Shower Room and dressing area. The elegant Family Bathroom is fitted with a striking freestanding bath, delivering both comfort and sophistication.

The rear garden has been cleverly landscaped for both practicality and enjoyment, with a spacious patio area, lawns, and attractive raised flower beds framed by timber sleepers. The integral garage, with remote-controlled door (fitted January 2025), offers power, lighting, and direct access to the home via the Breakfast Room.

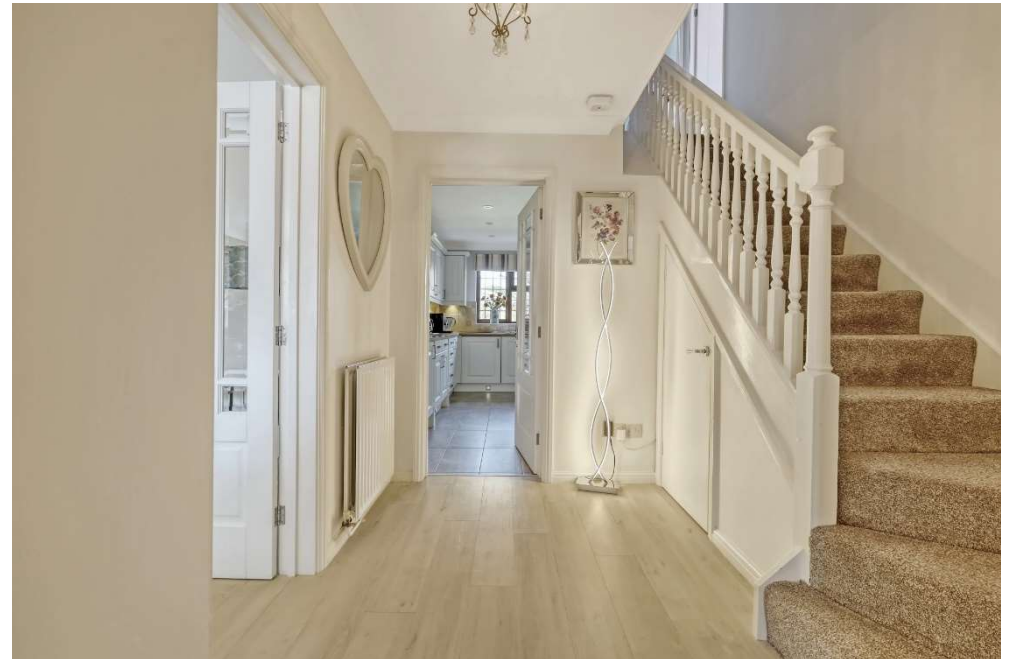
Situated within the highly sought-after Bournes Green School catchment area, this home combines space, style, and location, making it ideal for growing families or those looking to settle into a high-quality, move-in ready home.



**Entrance via:** Large shaped block paved driveway inset with established plantation and trees, with inset spotlighting. uPVC door inset with double glazed obscure leaded inserts with matching side panes, providing access to;

**Entrance Porch:** 6'6" (1.98) x 3'11" (1.2) (irregular shape) Karndean flooring. Smooth plastered ceiling. Panelled door inset with obscure glazed inserts with matching side panel to;

**Reception Hallway:** 12'11" x 8'7" (max) (3.94m x 2.62m (max)) Staircase rising to first floor accommodation with spindle balustrade and half height storage cupboard under. Karndean flooring. Part glazed doors to Kitchen and Living Room. Radiator. Coving to smooth plastered ceiling. Panelled door to;





**Ground Floor Cloakroom / Guest WC:**

**6'4" x 3'3" (1.93m x 1m)**

Obscure leaded uPVC double glazed window to front aspect. The modern two piece suite comprises dual flush wc and vanity wash hand basin with mixer tap over and storage cupboard under. Tiling to all visible walls with border tile inlay. Radiator. Tiled flooring. Smooth plastered ceiling.



**Kitchen: 13'7" x 10'4" (4.14m x 3.15m)**

Leaded uPVC double glazed window to front rear aspect. The Kitchen is fitted with high quality wooden cabinetry to eye and base level units with wood effect working surfaces over inset with single drainer porcelain sink unit with mixer tap over. Built in eye level 'Hotpoint' double oven. Split level 'Hotpoint' Schott Ceran® glass-ceramic hob with double width extractor canopy over. Integrated undercounter appliances include fridge, 'Hotpoint' dishwasher and 'Hotpoint' washing machine. Feature 'kickplate' LED lighting. Eye level display cabinets inset with lighting. Splashback tiling to worksurfaces areas. Concealed under unit lighting. Tiled flooring. Coving to smooth plastered ceiling inset with recessed lighting. Arch through to;

**Breakfast Room: 8'5" x 8'1" (2.57m x 2.46m)**

Leaded uPVC double glazed door with matching window to side providing access to the rear Garden. Tiled flooring. Radiator. Coving to smooth plastered ceiling. Courtesy door to Garage.





**Living Room: 19' x 11'7" (5.8m x 3.53m)**

Leaded uPVC double glazed window to front aspect. Karndean flooring. Feature fireplace with ornate surround and mantle with tiled black plate and inset with fire. Wall light points. Two radiators. Smooth plastered ceiling. Pair of part glazed doors provide access to;

**Formal Dining Room: 13'7" x 9'10" (4.14m x 3m)**

Karndean flooring. Radiator. Coving to smooth plastered ceiling. Pair of uPVC double glazed doors, with matching side panels provide access to;

**Conservatory/Garden Room: 10'8" x 10'8" (max) (3.25m x 3.25m (max))**

Exposed brick 'dwarf wall' with uPVC double glazed windows over, to all aspects inset with fan light openers. Pair of uPVC double glazed french doors open to the rear Garden and patio seating area. Radiator. Tiled flooring. Polycarbonate pitched roofline.



**Landing:** Panelled doors to Bedrooms and Family Bathroom. Further panelled door to recessed airing cupboard with linen shelving and hanging space. Coving to textured ceiling with access to loft space via pull down ladder.



**Main Bedroom Suite:** Approached via Lobby/Dressing area (5'9 x 6'6) with archway leading to the Bedroom. Smooth plastered ceiling. Attractive door inset with obscure glazed inserts provide access to;

**Ensuite Shower Room:**  
**9'7" (2.92) (max) x 6'4" (1.93) (max)**

Obscure leaded uPVC double glazed window to front aspect. Tiling to all walls with matching floor tiling. The suite comprises a double width vanity wash hand basin with mixer tap over and storage drawers under, dual flush wc and fully tiled shower enclosure with integrated shower unit with hand held attachment and drencher style shower head over. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

**Bedroom: 15'5" (4.7) x 8'6" (2.6) (excluding recessed wardrobes)**

Leaded uPVC double glazed window to front aspect. Radiator. Built in 'slide'a'robe wardrobe. Coving to smooth plastered ceiling inset with central ceiling rose.









**Bedroom Two: 15'7" (4.75) (max) x 9'11" (3.02) (max)**

Leaded uPVC double glazed window to rear aspect. Radiator. Coving to smooth plastered ceiling.

**Bedroom Three: 13'9" x 8'4" (4.2m x 2.54m)**

Leaded uPVC double glazed window to front aspect. Radiator. Pair of doors to recessed wardrobe/storage cupboard. Coving to textured ceiling.

**Bedroom Four: 11'4" x 7'6" (3.45m x 2.29m)**

Leaded uPVC double glazed window to rear aspect. Radiator. Coving to textured ceiling.





#### **Family Bathroom:**

**7'6" (max) x 7'3" (2.29m (max) x 2.2m)**

Obscure leaded uPVC double glazed window to rear aspect. Radiator. Tiling to all visible walls with matching floor tiling. The focal part of the room is a beautiful freestanding bath with mixer taps and hand held shower attachment, low level flush wc and pedestal wash hand basin with mixer tap over. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting.

#### **To the Outside of the Property:**

The rear garden is accessed via both the Conservatory and the Breakfast Room, opening onto a paved patio seating area that extends to the side boundary, offering an additional, generously sized seating space. The garden is enclosed by fencing, with an outside water tap for convenience. Attractive flower beds, framed with timber sleepers, add charm and definition, while the remaining area is laid to lawn, providing a spacious and versatile outdoor setting.







#### Frontage:

The frontage of the property is a standout feature, measuring approximately 80ft at its longest point. A large driveway provides ample off-street parking and is attractively set with a mature blossom tree, beautifully illuminated by spotlights in the evening, alongside further established planting that enhances the home's kerb appeal.

#### Garage: 19'7" x 8'7" (5.97m x 2.62m)

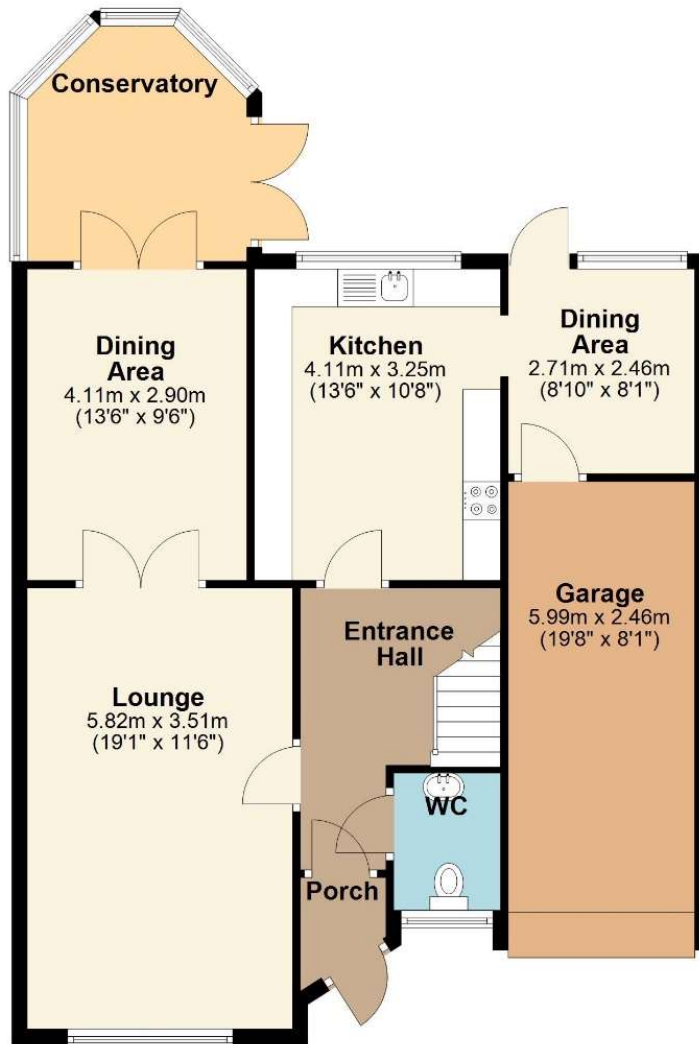
Accessed via a remote-controlled up-and-over door. (Agents Note - this was installed during January 2025). The garage benefits from power and lighting, with a courtesy door providing internal access to the Breakfast Room area.





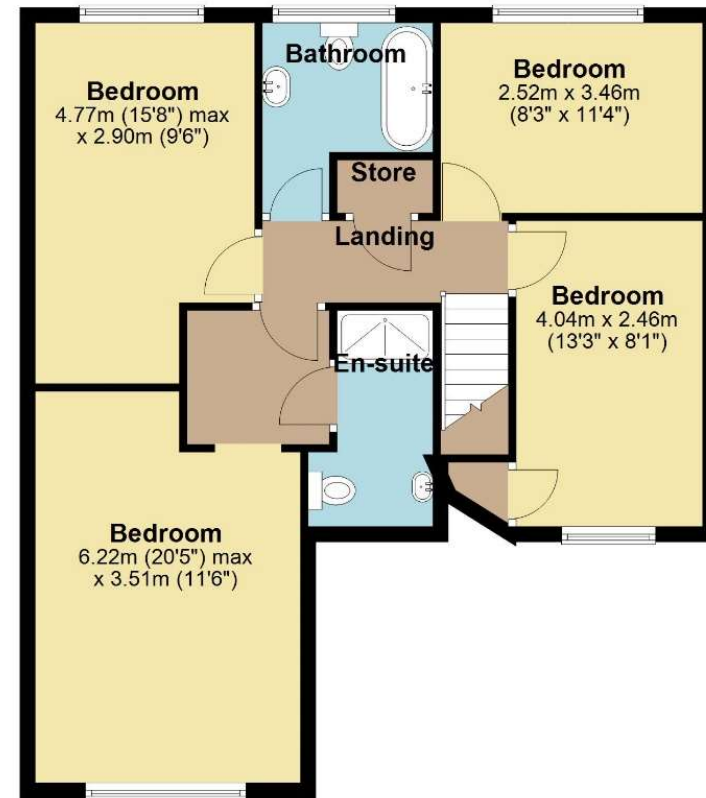
## Ground Floor

Approx. 90.3 sq. metres (971.5 sq. feet)



## First Floor

Approx. 70.1 sq. metres (754.6 sq. feet)



Total area: approx. 160.4 sq. metres (1726.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.

Buyers are advised to take their own measurements.

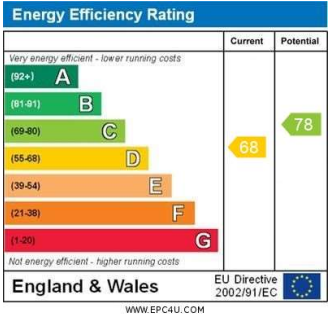
Plan produced using PlanUp.





Council Tax Band F

PRELIMINARY DETAILS - AWAITING VERIFICATION



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 5/5/2025



