



**14 Thorn Grove**  
Dartmouth  
Offers in excess of £500,000

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ESTATE AGENTS

**\*\*WATCH THE FULLY NARRATED VIDEO TOUR\*\*** Modern open plan family living in this lovely modern four bedroom home recently built by Baker Estates to their "Ash" design.



# 14 Thorn Grove, Dartmouth, TQ6 0FN

## OPEN PLAN KITCHEN LIVING DINING AREA

### KITCHEN DINER 17'0" X 8'10" (5.2M X 2.7M)

Double glazed window to front overlooking the green, a range of modern fitted units, worksurface, inset 1 1/2 bowl single drainer stainless steel sink, space and plumbing for a washing machine / dishwasher, built-in twin stainless steel ovens, inset induction hob, integrated fridge and freezer, radiator, recessed ceiling downlighters.

### LIVING AREA 16'4" X 11'5" (5M X 3.49M)

Double glazed window and double glazed French doors to rear aspect, radiator, designer log burner.

## SEPERATE WC

Close coupled WC, wash hand basin, radiator.

## FIRST FLOOR LANDING

Loft access hatch, radiator, built-in storage cupboard, doors to;

### BEDROOM ONE 13'9" X 9'6" (4.2M X 2.9M)

Double glazed window to front aspect with shutters, radiator, door to ensuite shower room.

## ENSUITE SHOWER ROOM

Double glazed frosted window to rear aspect, walk-in shower enclosure, wash hand basin, hidden cistern WC, chrome heated towel rail.

### BEDROOM TWO 16'0" X 8'10" (4.9M X 2.7M)

Double glazed bay window to front aspect with shutters, radiator, built-in sliding door wardrobes.

### BEDROOM THREE 12'1" X 8'6" (3.7M X 2.6M)

Double glazed window to rear aspect with shutters, radiator, built-in sliding door wardrobes.

### BEDROOM FOUR 9'6" X 6'10" (2.9M X 2.1M)

Double glazed window to rear aspect with shutters, radiator.

## FAMILY BATHROOM

Double glazed window to front, modern white suite comprising a panelled bath with shower over, wash hand basin, hidden cistern WC, chrome heated towel rail, tiled walls.

## ENTRANCE HALL

Double glazed window to side with shutters, staircase to first floor with understairs storage cupboard, built-in cloaks cupboard, radiator, doors to;

## REAR GARDEN

Mainly laid to lawn with a patio area, planting borders stocked with shrubs and plants.. Side access gate and rear access door to the garage.

## GARAGE

With electric roller shutter door, wall panelling and flooring have been added. Power and light, wall mounted gas boiler.

## FRONT GARDEN

Private driveway leading to the garage.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## COUNCIL TAX BAND

Amount payable approx - tbc

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