



## 31 Churchfields

Dartmouth

Guide price £650,000

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ESTATE AGENTS

**\*\* WATCH THE FULLY NARRATED VIDEO TOUR \*\*** A deceptively spacious four bedroom home with beautiful views towards Kingswear and the Dart River, located in a peaceful road with good access to Dartmouth's town centre, local schools and amenities.





# 31 Churchfields, Dartmouth, TQ6 9HJ

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Staircase to lower ground floor with glass ballustrades, solid wood flooring, door to integral garage, doors to;

## LOUNGE/DINING/KITCHEN

### LOUNGE AREA

Dual aspect room with double glazed window to side and bi-folding doors to balcony with views over the valley and down towards Dartmouth, the River Dart and Kingswear, radiator, gas flame log burner, recessed ceiling downlighters.

### DINING AREA

Double glazed window to rear aspect with views, recessed ceiling downlighters, radiator, wood flooring, opening to kitchen.

### KITCHEN

Double glazed window to side, double glazed door to side, range of base and wall mounted kitchen cupboards and drawer units, granite worksurfaces, stainless steel sink with swan neck mixer tap, inset 4 ring electric induction hob, stainless steel extractor chimney hood above, stainless steel splashback, built-in stainless steel double oven and grill, integrated fridge, freezer, wine cooler and dishwasher, recessed ceiling downlighters, wood flooring.

### BATHROOM

Double glazed obscured window to front aspect, modern white suite comprising a 'P bath' with shower over, pedestal wash hand basin with mixer tap, close coupled WC, wall mounted designer chrome heated towel rail, fully tiled walls, extractor fan, recessed ceiling downlighters.

### GARAGE

Double glazed window to side, electric roller shutter door, wall mounted electric fuse box, wall mounted 'vaillant' gas boiler, loft access hatch.

## LOWER GROUND FLOOR

Recessed ceiling downlighters, doors to;

### BEDROOM ONE

Double glazed window to rear with views across the valley and down towards Dartmouth and Kingswear, radiator, door to bedroom four/dressing room.

### BEDROOM TWO

Double glazed window to rear aspect with views across the valley and down towards Dartmouth and Kingswear, radiator, recessed ceiling downlighters.

### BEDROOM THREE

Double glazed window to side, radiator, recessed ceiling downlighters.

### BEDROOM FOUR

Double glazed window to side, radiator, built-in "Sharps" wardrobes with hanging space, shelves and built-in drawer units.

## SHOWER ROOM

Shower enclosure, wash hand basin with designer mixer tap, close coupled WC, built-in storage cupboard, extractor fan, radiator, fully tiled walls, recessed ceiling downlighters.

## REAR GARDEN

Patio area, lawned garden with a range of established shrubs, door to under \* storage room.

## FRONT GARDEN

Brick paved private driveway to garage, landscaped front garden.

## LOCAL AUTHORITY

South Hams District Council

## COUNCIL TAX BAND: E

## EPC: D

## 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.



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