



- ✔ Detached executive style house
- ✔ Large hallway
- ✔ Three reception rooms
- ✔ Modern kitchen/breakfast room
- ✔ Four bedrooms (2 en suite)
- ✔ Modern stylish family bathroom
- ✔ Double garage and long driveway
- ✔ Large enclosed gardens and flagstone patio
- ✔ Sought after location
- ✔ EPC Rating B



Glovers Hill Road is an impressive detached executive house on a large plot (approximately 1/4 acre). On entering this lovely property you will find a large striking hallway with a feature double glazed archway window and solid oak flooring. Double doors open into the impressive large lounge with a particular feature of this room been the impressive man made fireplace which incorporates a wood burner inset in a stone surround mounted on a tiled ceramic hearth and having wooden over mantles. The lounge is double aspect and has two sets of French doors one of which leads out to the garden and the other opening to an extensive flagstone patio area.

The inner hallway continues with solid oak flooring and has doors leading to the further two reception rooms one currently used as a dining room and the other as a bedroom which has a bay window to the front aspect of the house and also a further window overlooking the side aspect and drive. The dining room has a window overlooking the side aspect of the property. A further door from the hallway leads to the modern kitchen/ breakfast room which is fitted with a comprehensive range of modern cupboards and drawers with matching wall cabinets over which also incorporate two glass fronted display cabinets and curved units. There is a stainless steel inset one and half bowl composite sink unit and single drainer. Built in appliances include: A "range style" oven with five ring ceramic hob and stainless steel extractor over, integrated microwave and integrated dishwasher. There is large space for an American style fridge/freezer and a dining/lounge area where a stable door leads to the side patio and garden. The ground floor cloakroom/utility room has a low level WC, "Belfast" sink unit, space and plumbing for an automatic washing machine and a further space for a tumble dryer. This room also houses the wall mounted "Baxi" boiler which was only fitted in June 2016. The staircase has a split landing with a feature stained glass window above the first landing.

The large main landing has doors to the four bedrooms, the bathroom and the large airing cupboard. The master bedroom has an en suite shower room and dressing area with floor to ceiling built in wardrobes with mirror fronted sliding doors and hanging rails. The en suite bathroom has a white suite comprising of a low level WC, pedestal wash hand basin and double shower cubicle with sunflower head and sliding glass door. Bedroom two is also a good sized double and also benefits from an en suite shower room. The shower room again has a white suite comprising of a fully tiled shower cubicle with folding doors, wash hand basin and low level WC. A port whole window with stained glass adds additional light. Bedroom three and



four both have built in wardrobes with mirror fronted sliding doors, hanging rails and a fitted shelving. The stylish refitted modern family bathroom has a white suite comprising of a Jacuzzi bath with sunflower head, waterfall mixer tap, separate hand held shower and folding shower screen. There is a vanity style sink unit with waterfall tap, a separate low level WC. A built in cupboard allows storage for towels or toiletries.

Outside: The property is approached via double opening wrought iron gates onto an extensive sweeping tarmac driveway that leads along the side of the property to the double garage. The double garage has two up and over doors, power, light and solar panels to the main roof providing reduced energy bills. The long driveway continues from the garage sweeping around to the extensive rear gardens and continuing behind the garage where there is a further double gate allowing access on to the drive.

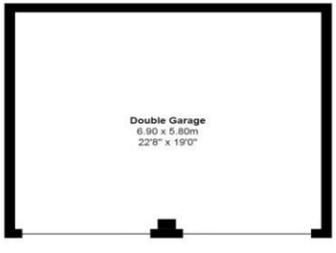
The front garden is mainly laid to lawn and bordered by flower beds. The rear garden is laid to an extensive lawn and interspersed with mature trees including a plum, pear and apple tree. Directly behind the main house is an extensive flagstone patio finished with brick and stone pillars. This superb patio is ideal for entertaining and enjoying the sunshine.

Not only does this property offer spacious accommodation, large gardens and ample parking there is also the potential to turn the double garage into a studio or self contained annexe subject to the usual consents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Notice 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 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. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



38 Golvers Hill Road, Kingsteignton
Total Area: 174.9 m² ... 1883 ft² (excluding double garage)



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£525,000 Freehold
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