



Luscombe Maye
Since 1873

Washabrook Way, Kingsbridge

£425,000

🛏 4 🚿 2 🚗 2



This impressive detached four-bedroom home offers spacious and versatile accommodation, complemented by a garage, driveway parking and a wonderful rear garden enjoying far-reaching views across the surrounding countryside.

Entering the property, a welcoming hallway provides access to a useful downstairs WC before leading through to the kitchen. Well proportioned and practical, the kitchen offers an excellent range of fitted cabinetry, generous worktop space and room for everyday appliances.

The real heart of the home is the generous living room, a wonderfully light and airy space centred around an attractive stone fireplace with gas fire. Sliding patio doors open directly onto the rear terrace, drawing in plenty of natural light and creating an easy connection between the house and garden.

From here, the accommodation flows into a bright conservatory, currently arranged as a dining space. With windows on three sides, this is a particularly enjoyable part of the home, taking full advantage of the outlook across the garden and surrounding countryside.

Upstairs, the well-planned accommodation provides four bedrooms. Three are generous doubles, including the principal bedroom positioned to the front of the property, while the fourth provides a comfortable single bedroom. One of the doubles is currently utilised as a home office, demonstrating the flexibility of the space, while another benefits from its own en-suite shower room. Three of the four bedrooms enjoy attractive countryside views to the rear. A family bathroom completes the first floor.

Outside, the rear garden is a real highlight of the property. Its south-easterly aspect makes the most of the morning sun and allows the garden to remain wonderfully bright throughout much of the day. Arranged over different levels, the garden features a generous patio and decked seating area immediately outside the house, surrounded by established planting and providing an ideal setting for outdoor dining and relaxing while enjoying the beautiful countryside outlook.



Approximate Gross Internal Area 1223 sq ft - 113 sq m
(Excluding Garage)

Ground Floor Area 585 sq ft - 54 sq m

First Floor Area 638 sq ft - 59 sq m

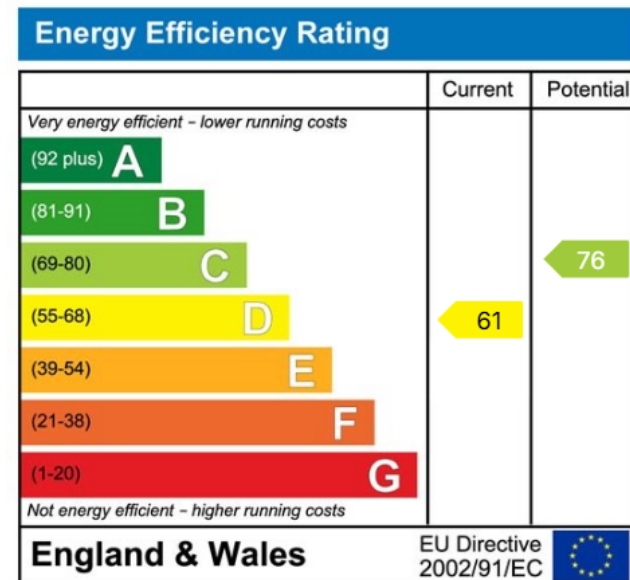
Garage Area 160 sq ft - 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Four Bedroom
- Detached Home
- En-Suite
- Generous Living Room
- Bright Conservatory
- Countryside Views
- South-Easterly Facing Garden • Garage
- Driveway Parking



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Kingsbridge:
62 Fore Street, Kingsbridge TQ7 1PP
01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com