

KINGFISHER
4 SPRINGFIELD PARK, BUCKFASTLEIGH, DEVON, TQ11 0LL

HOWARD DOUGLAS

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AN IMMACULATLEY PRESENTED AND INDIVIDUALLY DESIGNED DETACHED HOUSE WITH LARGE ROOMS AND RIVERSIDE GARDEN EASILY COMMUTABLE TO EXETER AND PLYMOUTH

DOUBLE HEIGHT RECEPTION HALL● TWO RECEPTION ROOMS ● KITCHEN-BREAKFAST ROOM ● UTILITY ● FOUR DOUBLE BEDROOMS ● TWO EN-SUITES FAMILY BATHROOM ● INTEGRAL DOUBLE GARAGE ● GARDEN WITH RIVERBANK

Offers in excess of £700,000

This stunning executive property offers a high-end finish and forms part of a select close of just six properties constructed around 20 years ago by quality house builder Dart Developments of Totnes.

The present owners have carried out numerous improvements during their time at the property including replacing all three bath/shower rooms and the cloakroom with superior, contemporary fittings.

At the heart of the property is an architecturally inspired staircase with spacious double-height reception hall and landing. The accommodation is perfect for entertaining with both the living room and kitchen having direct access to a large sun-deck overlooking the private rear garden.

Outside, a smart block-paved driveway gives access to an integral double garage with remote electric door. The gardens include a wide paved terrace adjoining the previously mentioned sun-deck, a good expanse of lawn with surrounding flowerbeds and access down to the River Mardle. There is also an enclosed courtyard-style garden which is an absolute sun-trap.

The River Mardle runs along the rear boundary and as well as providing a picturesque setting attracts a wide variety of wildlife.

Springfield Park is situated on the edge of the small town of Buckfastleigh, an historic mill town lying on the southern edge of Dartmoor National Park. The town has a range of independent shops, cafes, pharmacy, small supermarket and good community activities combined with a primary school, health centre and easy access to the A38 for Plymouth and Exeter

Totnes lies approximately six miles to the south and has historic Elizabethan connections, a lively shopping high street, Morrisons supermarket, mainline railway station, secondary schools and the river Dart for water sports.

The Primrose Line of the South Devon Railway, a charitable trust-run organisation providing a glimpse of the past with its steam locomotives, can be seen from the rear of the property and operates principally in the summer months.

EN-SUITE SHOWER ROOM
Contemporary white suite of curved glass shower enclosure with two shower heads, wash basin with cupboard beneath and WC with concealed cistern. Slate finish tiled floor. Towel radiator. Ceiling spotlights. Illuminated wall mirror. Window.

BEDROOM 2
18'6 x 11'10 Windows to two aspects. Fitted wardrobes and storage cupboards.

EN-SUITE BATHROOM
Contemporary white suite of bath with shower over and glazed shower screen, wash hand basin with cupboard beneath and WC with concealed system. Attractively tiled walls and floor. Towel radiator. Ceiling spotlights. Illuminated wall mirror. Extractor.

BEDROOM 3
18' x 8'8" Windows to two aspects with views over the garden, river and countryside beyond.

BEDROOM 4
14'2" x 8'8" Window to front aspect. This room is currently used as a home office.

FAMILY BATHROOM
10'7" x 5'6" A luxurious, contemporary shower room with large shower enclosure with glazed surround and rainfall shower, wash basin with cupboard beneath and WC with concealed cistern. Floor to ceiling porcelain tiles. Five automatic sensor lights in the ceiling and two low level. Large wall mirror over wash basin. High end chrome fixtures and fittings. Window. Extractor.

OUTSIDE
Kingfisher is located towards the far end of the road in a choice position with just one property beyond. The early part of Springfield Park is an adopted road which becomes a private road for five of the six dwellings. To the front elevation is a smartly paved driveway with parking for a couple of large cars or three smaller ones and giving access to the INTEGRAL DOUBLE GARAGE 18'8" x 17'8" with electric remote entry door. Power and light. Interlocking floor tiles. Window and door at the rear to the outside.

ENTRANCE
Glazed veranda-style entrance with timber panelled door.

RECEPTION HALL
12'8" x 11'10" Double ceiling height with feature staircase and gallery. Oak flooring. Large windows provide lots of natural light. Door to the integral garage.

CLOAKROOM/WC
Contemporary white suite of WC with concealed cistern and hand basin. Towel Radiator. Partly tiled walls. Window.

LIVING ROOM
17' 10" x 17'10" A lovely large room with windows to three aspects including outlook over the gardens and river. Wood finish flooring. TV and telephone points. Patio doors on one side to the courtyard and sun-deck on the other.

DINING ROOM
11'6" x 11'2" Window overlooking the garden and river. Wood finish flooring matching the living room.

KITCHEN/ BREAKFAST ROOM
An L shaped Room with overall dimensions of 17'10" x 17'10" Fitted with an excellent range of light wood finish units with polished granite worktops and upstands. Inset stainless steel sinks to worktop with extendable hose/shower head. Corner carousel cupboard with hardwood chopping board over. Rangemaster electric oven and ceramic hob with stainless steel backplate and fume hood over. Integrated dishwasher and fridge. Slate tiled floor. Ceiling spotlights. Windows to two aspects with outlook over the garden, river and steam railway. Patio door to sun deck.

UTILITY ROOM
8'10" x 6'8" Units matching those in the kitchen and roll-edged worktops with stainless steel sink unit. Plumbing for washing machine and space for dryer. Vaillant gas boiler for central heating and hot water. Window to the front aspect and timber and glazed door to the outside.

FIRST FLOOR LANDING
11'6" x 8' Approached via a fine staircase rising from the reception hall. Ceiling spotlights. Spacious shelved linen/airing cupboard.

BEDROOM 1
17'10" x 15'10" A very generous sized room with windows to two aspects including outlook over the garden, river and field beyond. Ceiling spotlights. Two built-in double wardrobes. TV and telephone points.

A decked reception area (with useful storage beneath) adjoins the parking drive and main entrance. From here access can be gained along the side of the house to the rear garden which includes a large sun-deck with steps down to a paved terrace, lawn with flower beds and bounded by the river. On the far side of the property is a private and sunny paved courtyard garden with two useful garden sheds.

GENERAL INFORMATION
Council Tax - Band F at the time of preparing these particulars.
Tenure - Freehold.

DIRECTIONS
Travelling on the A38 between Exeter and Plymouth, take the Dart Bridge exit at Buckfastleigh and take the A384 towards Totnes. After around a quarter of a mile take a right over a narrow stone bridge into Totnes Road. At the end of the road bear right into Old Totnes Road and Springfield Park is the first turning on the right.

HOWARD DOUGLAS

t 01364 652656
2 North Street ▪ Ashburton ▪ Devon ▪ TQ13 7QD
howarddouglas.co.uk
e post@howarddouglas.co.uk

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Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

The Agent has not tested any apparatus, 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.









