



Ogwell, Newton Abbot

4x  3x 

ENERGY
RATING
C80

- Video Walk-through Available
- Beautifully Presented Detached House
- 4 Bedrooms (1 en-suite)
- Open Plan Living/Kitchen/Dining Space
- Lovely Rear Garden
- Versatile Accommodation
- Sought-After Location
- Convenient for Canada Hill Primary School
- Driveway & Garage

Guide Price:
£425,000
FREEHOLD



11 Landrace Close, Ogwell, Newton Abbot, TQ12 6UG

A superbly presented and deceptively spacious four-bedroom detached family home in an enviable position backing onto the nature reserve in a quiet cul-de-sac location within this desirable development in highly sought-after Ogwell area of Newton Abbot. Presented in show home condition throughout, the flexible accommodation is arranged over three floors and the ground floor would be suitable for a teenager looking for their own space or an elderly relative with level access. Currently arranged as a family home, there are four bedrooms - master en-suite, lounge, dining room with access onto a balcony, an extensively fitted modern kitchen, and separate utility room. Gas central heating and double glazing are installed and outside the gardens have been attractively landscaped with lawn and patios in addition to driveway parking and a generous sized integral garage. Appealing to a wide range of buyers and benefitting from the remainder of an NHBC warranty, internal viewings come highly recommended to appreciate the superbly presented, spacious and flexible accommodation in addition to the lovely gardens and sought-after location.

Landrace Close is in a highly sought-after development within the desirable Ogwell area on the outskirts of Newton Abbot. Ogwell has a well-regarded primary school, village green and church. The town centre with its wide range of shopping, business and leisure facilities and primary and secondary schools is approximately 1 mile away. Transport links include a bus station with routes throughout Teignbridge and Torbay, a mainline railway station with direct links to London and the A380 dual carriageway to Torbay and Exeter with the M5 beyond.

The Accommodation:

An open canopy porch with composite part obscure double glazed entrance door and side panel to the entrance hallway with courtesy door to garage, stairs to first floor and storage cupboard under. Bedroom two has a window to front and the shower room has a tiled shower cubicle, low level WC, pedestal wash basin, tiled walls to dado level and feature Karndean flooring. Also on the ground floor there is a spacious utility room with base units, worksurfaces with matching splashback, inset single drainer sink unit, space and plumbing for washing machine and storage cupboard.

Upstairs on the first-floor landing there is a window to side and door leading to the rear garden. Wooden multi-glazed double doors open to the dining room, lounge and kitchen with Karndean flooring. The dining room has French doors opening to a balcony with decked flooring and glazed screens. The lounge with two windows to front enjoying a pleasant outlook and the kitchen is a spacious room and extensively fitted with a modern range of high gloss wall and base units with work surfaces and matching splashback, inset single drainer sink unit, integrated double oven, hob, dishwasher and fridge/freezer, further cupboard housing wall mounted gas boiler and French doors opening to the rear garden. Also on this floor, the bathroom comprises a modern white suite with panelled bath and tiling to surround, low level WC with concealed system, wash basin, tiling to dado level, heated towel rail, and obscure- glazed window.

On the second-floor landing there is a window to side and access to loft. Bedroom one has two windows to rear enjoying a pleasant outlook to the nature reserve and there is an en-suite shower room with shower cubicle, low level WC with concealed cistern, pedestal wash basin, Karndean flooring, part tiled walls and heated towel rail. Bedroom three has a window enjoying a pleasant outlook and bedroom four is dual aspect with windows to front and side.

Outside:

There is a small level lawn and established shrub borders. The rear garden is a particular feature being landscaped, enclosed and predominantly level and enjoys a sunny aspect backing onto the nature reserve with paved patio making an ideal area for alfresco dining, level lawn with well stocked shrub borders, further paved patio, summerhouse and gate and path leading to side.

Parking:

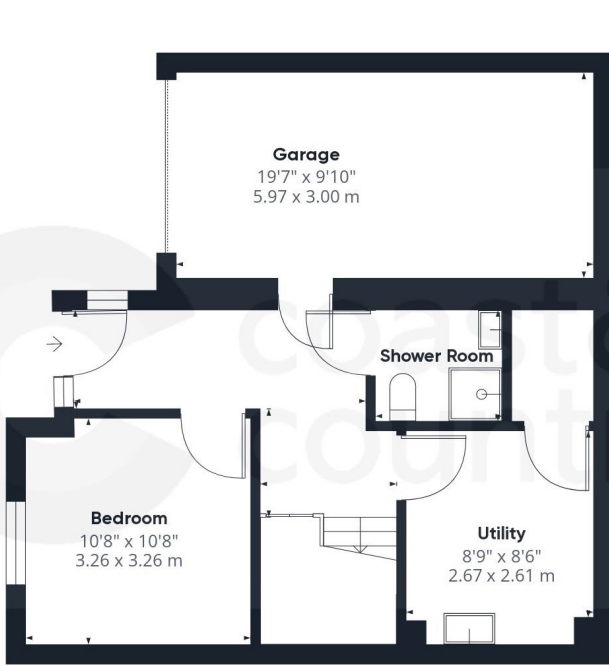
Outside to the front there is a tarmac driveway providing off road parking leading to the integral garage with metal up and over door, power and light.

Directions:

From Newton Abbot take the A381 Totnes Road. At the Ogwell roundabout take the third exit into Ogwell Road. Take the first left into Reynell Road. Follow the road through to the Ogwell Brook development. Take the first right over the bridge and Landrace Close can be found on the right hand side.



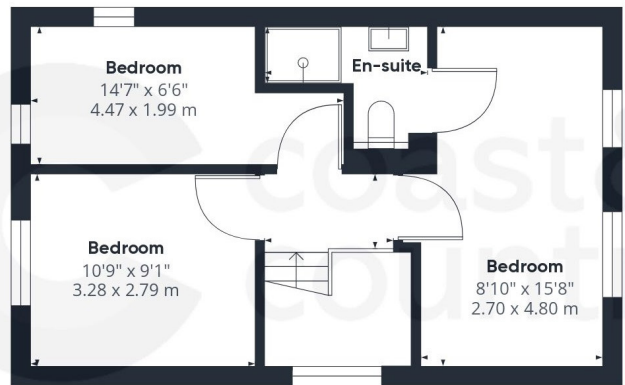
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Ground Floor



Floor 1



Floor 2

Approximate total area

1586.87 ft²
147.43 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Service Charge: Currently £167.77 twice annually (as at July 2024).

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.