



Newton Abbot

3x  2x 

ENERGY
RATING
C78

- Video Walk-through Available
- Modern Detached House
- 3 Bedrooms (1 en-suite)
- Spacious Lounge
- Kitchen/Diner
- Family Bathroom & Ground Floor WC
- Driveway & Garage
- Enclosed Rear Garden
- Convenient for A38
- Popular Location

Guide Price:
£340,000
FREEHOLD

4 Larkspur Drive, Newton Abbot, TQ12 1SD



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

4 Larkspur Drive, Newton Abbot, TQ12 1SD

This stunning, modern detached family home is in immaculate condition and nestled in a peaceful cul-de-sac within the highly sought-after Fairways and Stanbury Meadows development, built by respected Persimmon Homes in 2014. With its thoughtful design and stylish finishes, this home offers the perfect combination of comfort, convenience, and contemporary living.

Situated on the desirable Highweek side of Newton Abbot, Larkspur Drive offers excellent access to local amenities, including primary and secondary schools, a small parade of shops with a Co-op, fish and chip shop, and veterinary practice. Newton Abbot town centre is just a short drive away, offering a vibrant high street, a range of shops, leisure facilities, and a mainline railway station. Plus, with easy access to the A38 Devon Expressway, the location is ideal for commuters.

The Accommodation:

The property itself is entered via an open canopy porch and composite part-glazed door, leading into a welcoming entrance hallway with wood-effect flooring, stairs to the first floor, and a useful under-stairs storage cupboard. The ground floor cloakroom/WC includes a low-level WC, pedestal wash basin, and extractor fan.

The light-filled lounge features a large window to the front and French doors leading to the rear garden, creating a seamless flow between indoor and outdoor spaces. The well-appointed kitchen/dining room is fitted with a modern range of wall and base units, with a stylish tiled splashback, ceramic sink, integrated oven, hob, and dishwasher, plus space for a fridge/freezer and washing machine. The dining area benefits from a lovely walk-in bay window offering a pleasant outlook.

Upstairs, the first-floor landing includes a storage cupboard and loft access. The master bedroom has a side-facing window and an en-suite shower room, while the second and third bedrooms offer ample space, with one featuring charming wood panelling to one wall. The family bathroom is sleek and modern, with a white suite, shower over the bath, and tiling to the surround.

Outside:

Outside, the front and side gardens are neatly gravelled with attractive hedging, leading up to the front door. The rear garden has been thoughtfully landscaped for low maintenance, with artificial grass, a paved patio, shrub borders, and a gate leading to the front.

Parking:

The property also includes a single garage with a metal up-and-over door, plus additional off-road parking on the driveway in front.

Directions:

From Newton Abbot take the A383 Ashburton Road. Turn right after Mile End Garage into Meadow Rise. Follow the road as it bears off to the right into Thistle Close and at the end of the road turn left into Larkspur Drive, follow the road down and the property can be found in front of you.



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Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

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

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 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 \pm 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.