



Our View “Beautifully presented contemporary family home offering spacious living accommodation and a large level rear garden”

A delightful modern detached four bedroom property which is presented to a high standard throughout with driveway, garage and spacious gardens located on a cul de sac on the edge of Newton Abbot.

The accommodation comprises the entrance hallway with wood effect laminate flooring and a door providing access to a useful storage cupboard. A door leads into the living room, a bright and spacious room spanning the depth of the property with two double glazed windows to the front aspect and double doors onto the garden. From the entrance hallway you have access to the delightful kitchen/dining room which features a modern range of wall and base level units with roll top work surfaces and a stainless steel mixer tap sink and drainer. Built in appliances include an oven, gas hob with extraction hood and light above, fridge/freezer and dishwasher and there are two double glazed windows to the front and a double glazed window to the rear. A door provides access to the utility room which is a useful space with further units and space and plumbing for a washing machine and tumble dryer. There is a door to the downstairs WC and also a door to the rear garden.

From the hallway stairs rise to the first floor where you have a spacious landing providing access to the four bedrooms, three doubles and a single, all of

which feature double glazed windows to either the front or rear. One of the bedrooms benefits from built in storage and a delightful modern fitted en suite shower room comprising a low-level WC, pedestal wash hand basin and electric shower and there is an obscure double glazed window to the rear. Dividing the bedrooms is a modern fitted bathroom with a suite comprising a low level WC, pedestal wash hand basin and panelled bath and there are part tiled walls and an obscure double glazed window to the rear. From the landing there is a useful airing cupboard and a hatch providing access to loft space.

Externally to the front you have a driveway providing off road parking for two cars at the side leading to the garage. To the rear you have a deceptively spacious garden with a patio and decking area leading out from the living space, creating an ideal space for outside dining, leading onto a large level lawn bordered by a pleasant assortment of flower beds.

Byng Close is situated in a popular residential area on the edge of Newton Abbot which has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to

Plymouth, Exeter and the motorway network beyond.

- Entrance hallway
- Living room with double doors to the garden
- Spacious/dining room
- Utility room
- Downstairs WC
- Four bedrooms (master en suite)
- Modern fitted bathroom
- Garage
- Driveway parking for two cars
- Deceptively spacious rear garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)	83	93
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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