



Our View “Beautifully presented contemporary property offering spacious living accommodation positioned on a large garden”

A re-designed and modernised five bedroom detached property immaculately presented throughout and providing stunning gardens with views situated in a sought after road in Aller Park, Newton Abbot.

The accommodation begins with the entrance porch with an oak framed panelled door leading into the bright and spacious entrance hallway with engineered oak flooring which continues throughout much of the ground floor, inset spotlights and a Nest heating thermostat. A door provides access to the delightful and spacious living room with continued engineered oak flooring, a feature multi-fuel woodburning fireplace with a slate plinth, inset spotlights and double glazed bi-folding doors that lead out to the rear terrace and enjoy spectacular views over the garden and surrounding countryside. From the entrance hallway you will find access to a kitchen/dining room comprising a range of matching wall and base level units with roll top work surfaces and a mixer tap sink and drainer. Built-in appliances include an oven microwave and ceramic hob with an extraction hood and light above and there is space for a fridge freezer, washing machine and tumble dryer. There is tiled flooring and double-glazed windows to the side and rear enjoying breathtaking views over Newton Abbot and the countryside. An obscure double-glazed door leads to the side where you have a porch providing access to the side of property.

From the entrance hallway you also have access to four bedrooms, three doubles and a single, all of which benefit from fitted blinds and double-glazed windows to

either the side or front of the property. Completing the accommodation on the ground floor is a delightful modern fitted family bathroom with a suite comprising a low-level flush WC, pedestal wash hand basin with storage beneath and panelled bath and corner shower fed from the mains. There are fully tiled walls and flooring, an obscure double-glazed window to side, underfloor heating and inset spotlights.

From the entrance hallway you have access to useful storage cupboards and stairs rising to the first floor where you have a recent conversion, completed by the current owners to a high standard, creating a delightful master bedroom suite with a double bedroom enjoying superb views over the rear garden and surrounding countryside at the rear via a large Velux window. There is eaves storage and access to an en suite bathroom comprising a low flush WC, pedestal wash hand basin with storage beneath and a free-standing bath with a centre tap system and a corner shower fed from the mains. Two Velux windows allow much natural light and there is tiled flooring and walls. From the landing space you also have a door providing access to a walk-in dressing room which has bespoke built-in shelving and storage, along with its own heating

Externally the property enjoys superb gardens. To the front you have a paved driveway providing off road parking for a number of cars, positioned next to a lawned area with a pathway leading to the front entrance where you have an EV car charging point. The driveway continues to double gates which then lead to the side and rear of the property where you have a detached

garage with an electric metal up and over door. To the rear of the property, you have a garden that must be seen to be appreciated with a raised composite decking area which leads out from the living space, providing an ideal space for outside and entertaining. A good-sized lawn is bordered by mature hedges and flowerbeds and enjoys superb far reaching countryside views and there is a wooden built storage shed. The garden continues to an area where you find a selection of mature trees ideal for any growing family with areas ideal for children.

- Superb detached property
- Living room
- Kitchen
- Four / five bedrooms (master ensuite)
- Study
- Modern fitted family bathroom
- Driveway / Garage
- Delightful spacious gardens
- Far reaching views





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

