



Our View “*Very well presented contemporary family home offering spacious living accommodation and a south facing rear garden*”

This superb four bedroom detached family home with delightful enclosed gardens, driveway and garage is located on a quiet cul-de-sac on the outskirts of Newton Abbot.

The accommodation begins with the entrance hallway with wood effect style flooring providing access to the bright and spacious living room with double glazed windows to the front and double doors leading onto the rear garden. From the entrance hallway you have access to a second reception room/dining room which is a versatile room which can be used for a range of purposes with double glazed windows to the front. Adjacent to this you have the modern fitted kitchen which comprises a range of matching wall and base level units with roll top work surfaces with a stainless steel mixer tap sink and drainer. Built-in appliances include a fridge/freezer, washing machine and two separate built in single ovens with a four ring gas hob with an extraction hood and light above. A cupboard houses the combination boiler and there is wood effect style flooring. From the kitchen an opening leads to a delightful conservatory which overlooks the garden and is a spacious living/dining area with double doors onto the patio. From the entrance hallway you have access to a downstairs cloakroom with a low flush WC and pedestal wash hand basin along with a separate storage cupboard.

To the first floor you will find a landing providing access to four bedrooms, three doubles and a single, all of

which feature double glazed windows to either front or rear. The master bedroom benefits from built-in wardrobes and an en suite shower room comprising a low level WC, pedestal wash basin and Mira electric shower and there is an obscure double glazed window to the rear. Bedroom two is also very good size room with double glazed windows to the front aspect enjoying a pleasant outlook of the surrounding countryside. Dividing the bedrooms is a modern fitted bathroom comprising a low level flush WC, pedestal wash hand basin and panelled bath with a shower fed from the mains and there are part tiled walls and an obscure double glazed window to the rear. From the landing you have a useful spacious cupboard with shelving and a hatch providing access to the loft space.

Externally to the front of the property you have a driveway positioned at the side of the house providing off road parking for two cars in front of the garage which has a metal up and over door and power light provided. To the rear of the property you have a superb south facing garden which must be seen to be appreciated with a patio leading out from the living room and conservatory, creating an ideal space for outside dining and entertaining. The patio leads onto an area of lawn enclosed by fencing and mature hedgerow with an assortment of attractive flowerbeds

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
- Bright and spacious living room with feature fireplace
- Second reception room/dining room
- Modern fitted kitchen
- Delightful conservatory
- Downstairs WC
- Four bedrooms (master en suite)
- Family bathroom
- Garage and off road parking for two cars
- Delightful south facing garden





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