



***Our View*** “An opportunity to acquire a spacious property with lovely gardens in a very popular residential area”

A well presented four bedroom detached property which sits within a 1/4 acre plot, providing spacious accommodation throughout with delightful gardens and superb far-reaching views, located in an elevated position in Aller Park.

The accommodation begins with the entrance porch with tiled flooring and double doors leading into the entrance hallway where you have access to the principal rooms. The bright and spacious lounge is a double aspect room at the front of the property with two large windows to the south and west enjoying far reaching views across Newton Abbot to the moors beyond. The room features a multi fuel burner with oak mantle and slate tiled hearth. From the hallway you continue through to the delightful kitchen/dining room, a spacious room with a quality fully fitted kitchen by Quantum Kitchens. Integrated features include a Neff double oven and grill, Samsung fridge/freezer and Bosch dishwasher and a larger than average Induction hob and extractor hood. Plentiful wall and base units provide ample storage and include a full height pull out larder unit and a corner carousel unit. Large pan drawers under the hob and oven unit provide easy access storage. There are inset ceiling spotlights and led worktop lighting, and a double glazed window to the side. A wide opening leads into the fabulous dining area which overlooks the garden and also enjoys some far reaching views. There is wood effect quality flooring throughout the room and a double glazed door opening onto the rear patio.

From the entrance hallway there is access to three bedrooms, a double room, a good sized single and the master bedroom which benefits from a good size ensuite shower room comprising a fitted unit of wc, basin and storage. The walk in shower is fully tiled and a separate cupboard has space and plumbing for a washing machine and tumble drier. An obscured glass door provides access to the rear garden. Also from the hallway a larger shower room provides walk in mains shower, built in vanity unit and low level wc. There is a useful airing cupboard and a separate cupboard housing the combination boiler.

From the entrance hallway a few stairs rise to a further bedroom which has a double glazed window to the side enjoying far reaching views, along with an en suite toilet with a low level flush wc and a vanity unit basin.

Externally to the front of the property you have a block paved driveway providing ample off-road parking leading to a garage which is accessed via an electronically operated door. A pathway and steps lead to the front entrance passing a low maintenance front garden with stone chippings bordered by an assortment of colourful flowerbeds. To the rear of the property you have a truly delightful garden which must be seen to be appreciated. A patio leads out from the kitchen/dining area alongside an attractive pond, creating a superb area for outside dining and entertaining. A further level of garden has a lawn with a pathway leading through it and also houses a wooden built workshop/shed. Continuing through the garden passing an assortment of attractive flowerbeds leads to a further level lawn where you enjoy the most

breathtaking views across Newton Abbot towards the moor. A raised decked area provides a further perfect space for outside dining and the garden also features a vegetable patch, wood built storage shed and an attractive summer house providing for a range of uses.

Ridgeway Close is situated in a sought after residential area on the outskirts of Newton Abbot which is a thriving market town offering shopping and leisure facilities. It also has a main-line railway station to London and the rest of the country. There is easy road access linking the A380 to Torbay, the Cathedral City of Exeter and the Port City of Plymouth. The recreational areas of Dartmoor National Park and the beautiful Devon coastline are a short drive away.

- Entrance porch and hallway
- Bright and spacious lounge with multi-fuel woodburner
- Delightful kitchen/dining room
- Three ground floor bedrooms
- Modern fitted shower room
- First floor bedroom with en suite WC
- Garage
- Ample driveway parking
- Delightful rear garden
- Superb far reaching views







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	81

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