



Our View “Modern family living at its finest”

This superb detached family home is arranged over three levels with spacious living areas, six double bedrooms (two ensuite), separate study, Double garage and enclosed gardens located in a quiet culdesac on the outskirts of Newton abbot.

The accommodation comprises the entrance hallway with tiled flooring and access to the spacious living room where you have double glazed windows to front and side, Wood effect flooring, from the entrance hallway access is found to the spacious kitchen / dining room which is situated at the rear of the property enjoying views and access to the garden, The kitchen features a matching range of wall and base level units with granite work surfaces, integrated appliances such as fridge freezer, double oven and dishwasher, mixer tap sink and integrated drainer, gas hob with extraction hood and light above, tiled flooring continued from hallway, storage cupboard situated beneath staircase, Feature bifold doors that lead out onto the garden from the dining area, from the kitchen you have a door providing access to a utility room with further wall and base units with granite work surfaces, mixer tap sink and integrated drainer, space and plumbing for

washing machine, access to the double garage where you have power light provided, metal up and over door, space and plumbing for tumble dryer and further utilities, combination boiler and door leading to garden. From the entrance hallway you also have access to a downstairs WC along with the study which features double glazed window to the front, stairs rising to the first floor where from the landing you have access to four double bedrooms all of which feature double glazed windows to either front or rear along with built-in storage, one of the bedrooms also benefits a modern fitted ensuite shower room comprising of low level flush WC, pedestal wash handbasin and shower fed from main, fully tiled walls and flooring. On this floor you also have access to a further family bathroom with low level flush WC, pedestal wash handbasin panelled bath with mains shower, fully tiled walls with obscured double glazed window to rear, stairs rising to the second floor where from the landing you have a velux window to the rear, hatch providing access to loft space and access to two further double bedrooms both with double glazed windows to front with one of the bedrooms benefiting incorporated wardrobes and ensuite shower room comprising low level flush WC, pedestal wash handbasin and shower fed from main, fully tiled walls with window to the rear. To the front of the property you have a block paved double width driveway

providing off a parking for up to four cars, pathway providing access to the front entrance. To the rear of the property leading out from the kitchen / dining space you have a delightful enclosed garden providing low maintenance with decking area ideal for outside dining and entertaining onto a large level area to artificial grass.

- Superb detached property
- spacious living room
- delightful kitchen / dining room
- Study
- Six bedrooms (two ensuite)
- Family bathroom
- Utility room
- Enclosed gardens
- Double garage
- No onward chain





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)	85	92
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	
WWW.EPC4U.COM			

