



## ***Our View “A modern property that must be seen to be appreciated”***

A delightful three bedroom, Semi detached property arranged over three levels with off road parking and enclosed gardens located on a cul-de-sac in Ogwell

The accommodation begins with the spacious reception hallway with wood effect style flooring, double glazed window to the side, storage space beneath stairs and door to the downstairs WC providing low-level flush WC and pedestal wash handbasin, internal access to a spacious room providing a range of uses, formally the garage with Cupboard housing the water cylinder and door leading to a useful utility room featuring space and plumbing for washing machine and tumble dryer, work units with stainless steel mixer tap sink and drainer. Stairs rising to the first floor where from the landing space you have access to the bright and spacious living room positioned at the rear of the property with double glazed windows to rear and side with double doors leading onto the garden, wood affect flooring, next to the living room you have a door leading to the kitchen/dining room featuring a fitted kitchen with a matching range of wall and base level units with stainless steel mixer tap sink and drainer, built in oven with gas hob and extraction hood/light above, integrated appliances such as fridge freezer and dishwasher, continuing through the dining area double doors lead onto a

balcony at the front of the property enjoying a pleasant open outlook, next to the kitchen you have a further WC with low level flush WC and pedestal wash handbasin, obscured double glazed window to the front, stairs rise to the second floor where from the landing you have access to 3 bedrooms all of which feature double glazed windows to either front or rear, the master bedroom is a spacious double and enjoys a modern fitted ensuite shower room comprising low level flush WC, pedestal wash handbasin and walk-in shower fed from mains, double glazed window to the rear which has a pleasant outlook over gardens and the nature reserve which surrounds the property, completing accommodation is a modern fitted bathroom suite comprising level flush WC, pedestal wash handbasin and panel bath with part tiled walls, obscured double glazed window to the front, from the landing you have hatch providing access to loft space and useful cupboard housing the boiler with shelving. To the front of the property a driveway which provides off parking for one car leading to the garage which has been converted although still provides useful storage space, to the rear you have enclosed and well maintained garden with patio leading out from the living room onto an area of decking and artificial grass, backing onto mature trees from the nature reserve providing much privacy.

- Delightful semi-detached property
- Arranged over three levels
- Play room / Family room
- Living room
- Kitchen / Dining room
- Two separate W.C
- Three bedrooms (master ensuite)
- Enclosed gardens
- Off road parking
- Culdesac location

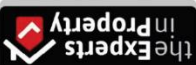






6 Queen Street | Newton Abbot | Devon | TQ12 2EF | Tel: 01626 298400

ALLSWORTH  
PROPERTY



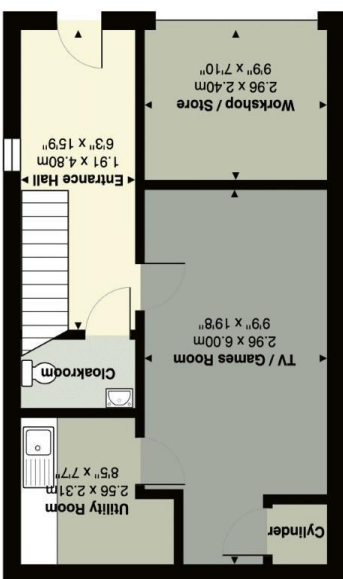
80 agents in the South West

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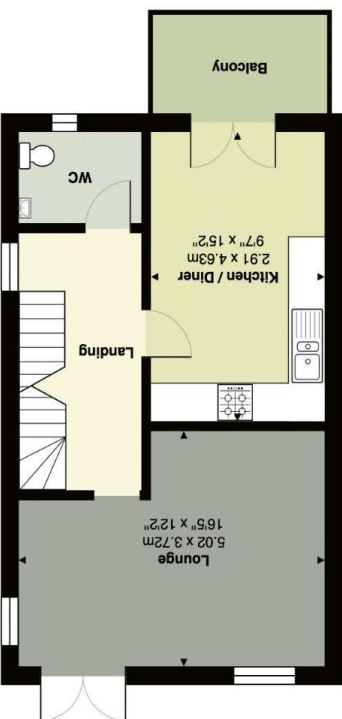
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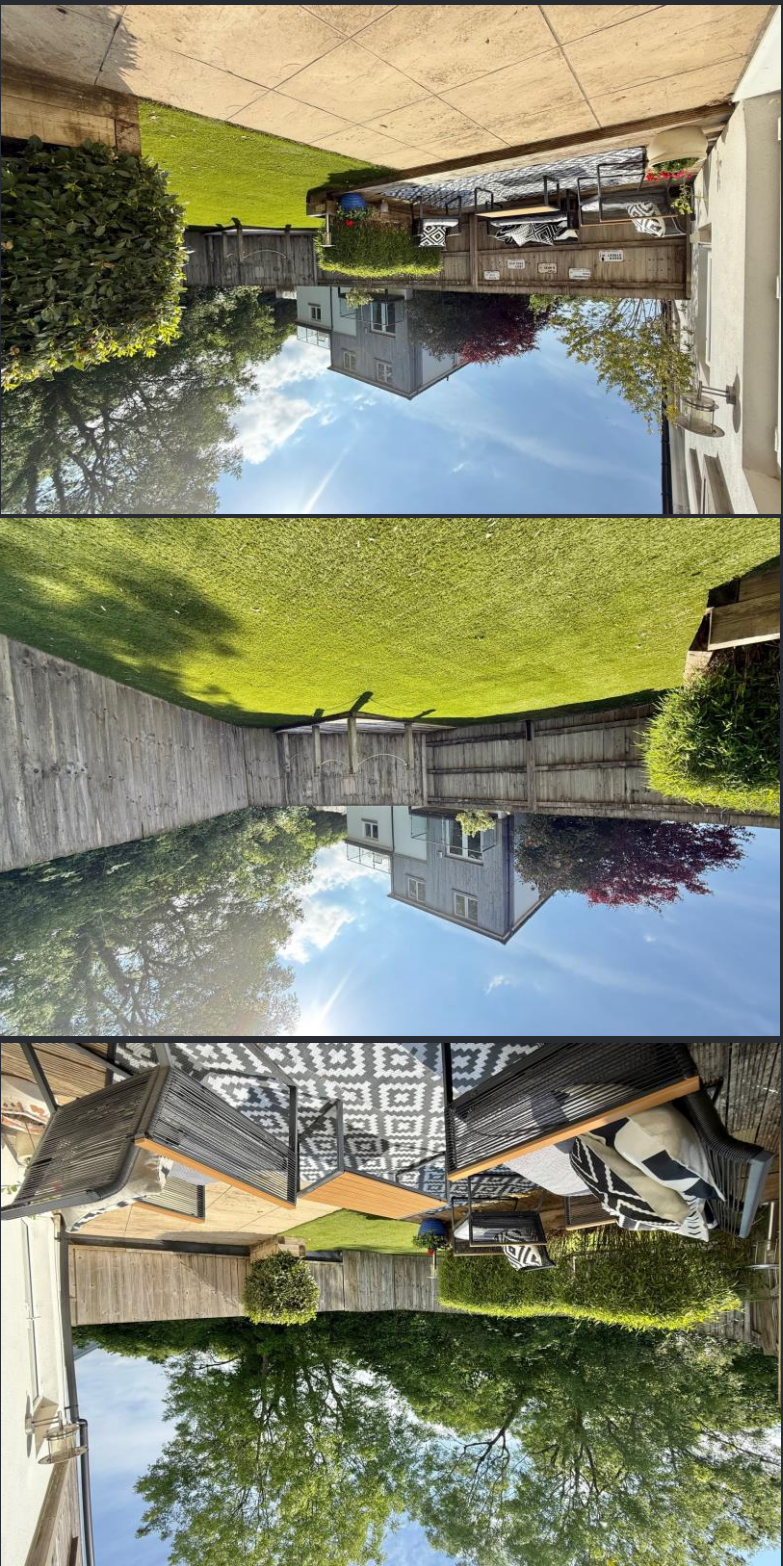
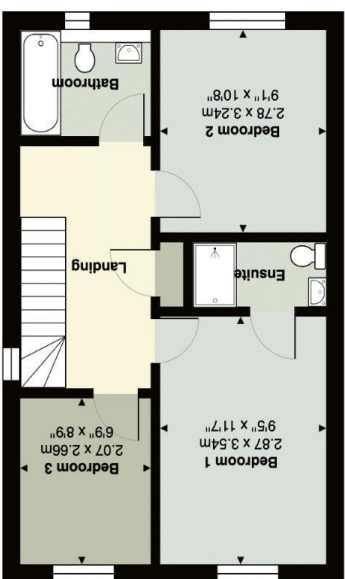
Entrance Floor  
Approx Floor Area: 43.9 m<sup>2</sup> ... 472 ft<sup>2</sup>



First Floor  
Approx Floor Area: 43.9 m<sup>2</sup> ... 472 ft<sup>2</sup>



Second Floor  
Approx Floor Area: 43.9 m<sup>2</sup> ... 472 ft<sup>2</sup>



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4 Landrace Close, Newton Abbot, TQ12 6UG  
£315,000 Ref: DSN7018

