



Our View “A property that must be viewed to be appreciated”

A superb detached four-bedroom property with delightful gardens and double garage located at the end of the sought-after Orleigh Avenue.

The accommodation begins with the entrance hallway features a staircase rising to the first floor, an under stairs cupboard, inset spotlights, and doors to the principal rooms. Living Room: UPVC double-glazed bay window to the front aspect, central fitted electric fire with hearth, backing, and surround. A rear door leads to the dining room. Dining Room: Accessed from both the living room and kitchen, with UPVC double-glazed French doors opening to the rear garden. Study: UPVC double-glazed window to the front aspect—ideal for home working. Cloakroom/WC: UPVC obscure double-glazed window, part-tiled walls, WC, and wash hand basin with cupboard below. Kitchen/Breakfast Room: Refitted with a modern design, featuring a UPVC double-glazed window to the rear, single drainer one-and-a-half bowl sink inset into laminate worktops, shaker-style base and wall cupboards, and integrated Siemens appliances including a four-ring electric hob, extractor hood, double oven, dishwasher, and fridge. The breakfast area accommodates a table and chairs. Utility Room: Matching modern units, single drainer sink, plumbing for a washing machine, space for a tumble dryer, and a UPVC obscure double-glazed door to the side/rear garden. Landing: Access to insulated loft space and built-in airing cupboard. Master

Bedroom: Double-sized with a UPVC double-glazed window to the front, three double fitted wardrobes, and access to: Ensuite: UPVC obscure double-glazed window, fully tiled walls, double-width tiled shower cubicle, concealed WC, wash hand basin with cupboard below, shaver point, and heated towel rail. Second Bedroom: Double-sized, front aspect with UPVC double-glazed window. Third Bedroom: Double-sized, rear aspect with UPVC double-glazed window and recessed wardrobe space. Fourth Bedroom: Generously sized single room with UPVC double-glazed window to the rear. Family Bathroom: UPVC obscure double-glazed window, fully tiled walls, panelled bath with shower over, concealed WC, wash hand basin with cupboard below, shaver point, and extractor fan. To the front, a long tarmac driveway provides parking for multiple vehicles and access to the detached double garage via two single doors and a side door. A central path bordered by a lawned garden with mature trees, shrubs, and attractive planting leads to the entrance. There are four external lights and a power point. A paved path leads around the side of the property with a wrought iron gate to the rear garden. The rear garden is larger than average and begins with a spacious paved patio—ideal for entertaining and offering excellent privacy. There is an outside tap and access to the dining room via UPVC French doors. A paved path leads to the utility room and a wrought iron gate connects to the front. Beyond the patio, the garden extends to two lawned sections with timber fencing, raised flower beds, and mature trees. Paved steps with railings lead down to a lower patio area, perfect for enjoying the garden.

Directions - From the B&Q Roundabout, continue straight ahead, signposted Bovey Tracey. At the next roundabout, proceed straight across and continue for a short distance before taking the first left. Follow the road into Orleigh Avenue and continue to the end of the estate. The property is located on the right-hand side.

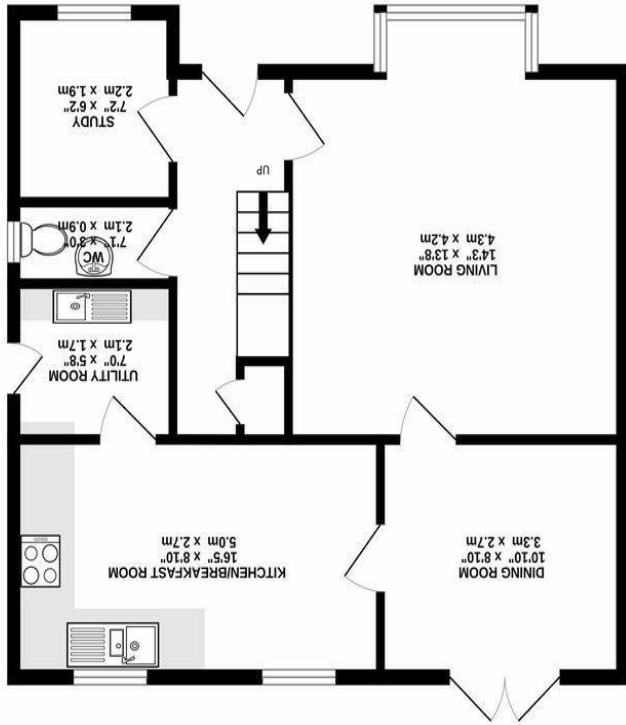
- Superb detached property
- Living room
- Dining room
- Delightful kitchen breakfast room
- Utility room
- Study
- Four double bedrooms (master ensuite)
- Family bathroom
- Enclosed, Well maintained gardens
- Driveway and double garage



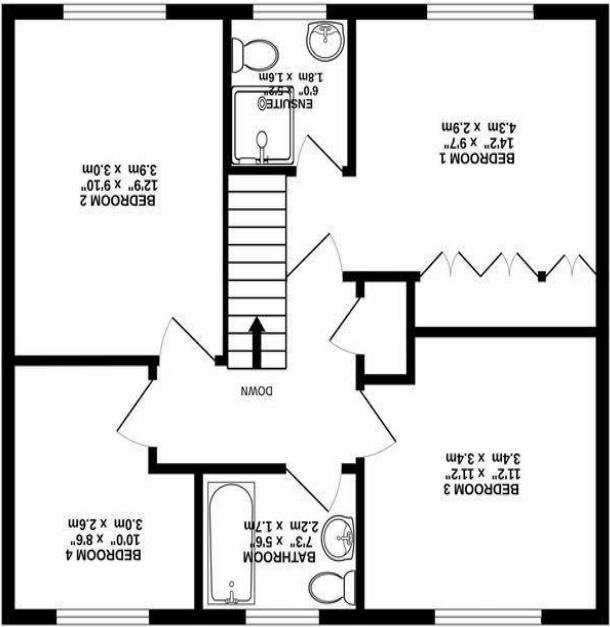


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.

