

SIMPLY GREEN

30 Horseshoe
Drive



Detached House

Living Room

Kitchen Dining Room

Downstairs W.C

Four Bedrooms – One ensuite

Family Bathroom

Garage

Driveway

Garden

Freehold/Council Tax D



A beautifully presented detached house built in 2020 by Linden Homes. This family home offers spacious accommodation with four bedrooms, principal ensuite, family bathroom, large open plan kitchen dining room, separate living room and a downstairs W.C.

This modern property has fibre optic broadband available and a dual zone heating system. Externally the property has a driveway with parking and a single garage. To the rear is an enclosed garden.

The property is located in the new development of Church Walk on the edge of Newton Abbot and offers easy access to the A38. Newton Abbot has a comprehensive range of shops and amenities including supermarkets, cinema, health centres, library, primary and secondary schools, various restaurants, cafes and churches. The town has a mainline train station with routes to Exeter, Plymouth and London as well as a well-connected bus network.

Accommodation:

A paved pathway leads to the composite glazed front door with a storm canopy above and this opens into the hallway. The hallway has an inset entrance mat and wood effect laminate running through to the kitchen dining room. There is a radiator, stairs to the first floor, doors to the living room, kitchen dining room, downstairs W.C and the understairs storage cupboard. A great place to relax is the spacious and bright living room with carpeted flooring, a large window to the front and two radiators for the colder evenings. An impressive and large kitchen dining room has become the hub of the home. The modern kitchen is fitted with a range of cream wall and floor units with contrasting granite effect worktops and matching upstands, giving you plenty of storage and workspace. A radiator is situated below the window which overlooks the rear garden. Included is a built in fridge freezer, electric oven and a gas hob with extractor fan above. The boiler is housed in a wall cupboard and was serviced in October 2023. There is also space and plumbing for a washing machine and a dishwasher. The dining room has plenty of space for a large table and chairs plus other furniture and there is further room to have a sofa to make a snug area. French doors open out to the rear garden and are ideal for the summer months. A useful downstairs W.C comprises; low level W.C and a pedestal hand basin. Stylish blue brick tiles give the room a modern look. For storage you have a good size under stairs cupboard ideal for vacuum cleaners and ironing boards.

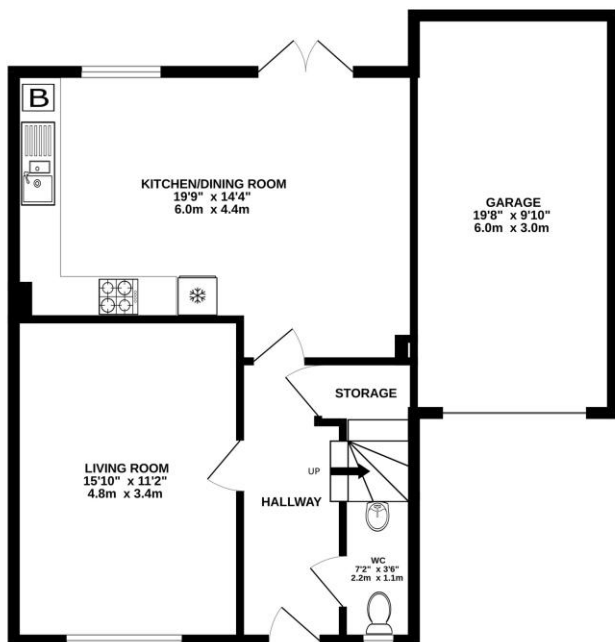


First Floor Accommodation:

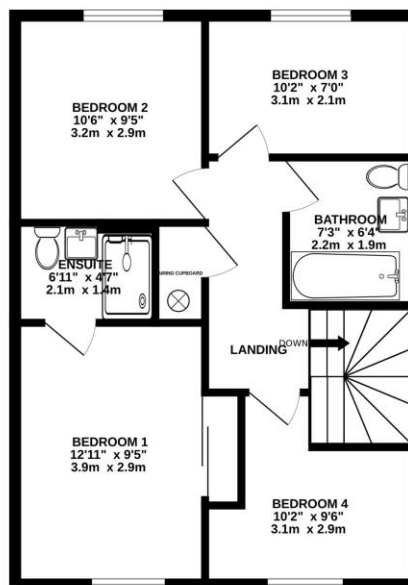
Carpeted stairs rise to the first floor landing with doors to the bedrooms, bathroom and airing cupboard. The principal bedroom is a large carpeted double room and has built in wardrobes, a window to the front with a radiator below and an ensuite shower room. The ensuite has vinyl flooring, a large enclosed tiled shower with a sliding glass door, a low level W.C, a pedestal hand basin, a heated towel rail and an extractor fan. Bedroom two is a double with carpeted flooring, radiator and a window overlooking the rear garden. There is also plenty of space for other bedroom furniture. Bedroom three is a large single with carpeted flooring, radiator, window to the rear and space for furniture. Bedroom four is another carpeted single room with a radiator, window to the front and space for furniture. The family bathroom comprises; white bath with shower above and shower screen, low level W.C, pedestal hand basin, heated towel rail, extractor fan and vinyl flooring. For linen storage, the airing cupboard houses the hot water cylinder with shelving to the side. Outside: To the front of the property is a stone wall with railings on top, adjacent to this is the driveway leading to the garage. The garage has electrics and useful loft storage. A paved pathway leads to the front door and continues around the side to the rear garden accessed through a wooden gate. There is a stone chipped hard standing at the side of the property ideal for outside storage and bin storage. The rear garden is enclosed and can be accessed through the wooden side gate or the French doors. A paved patio area is ideal for entertaining and next to this is a good size area of lawn. Beside the lawn is a raised flower bed currently bordered with established plants and stone chipped allowing you to decorate with your favourite pot plants.



GROUND FLOOR



1ST FLOOR



EPC: B

COUNCIL TAX BAND: D

TENURE:
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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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.
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