

SIMPLY GREEN

Cranesbill Way  
Newton abbot



## Spacious Modern Detached House

Four Bedrooms – One En Suite

Family Bathroom

Kitchen Breakfast Room

Dining Room

Sizable Living Room

Integral Garage

Driveway Parking

Enclosed Rear Garden

Freehold/Council Tax E



Built by Taylor Wimpey in 2020, this is a spacious and modern detached family home which offers four double bedrooms, principal en-suite, family bathroom, living room, dining room, modern kitchen breakfast room, integral garage, countryside views, and an enclosed south-facing rear garden.

The property is situated on the outskirts of Newton Abbot and near a well-regarded primary school, two secondary schools, a church, countryside walks, and a bus stop.

The market town of Newton Abbot is less than 2 miles away. It offers a wide range of amenities including shops, supermarkets, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

## Accommodation:

This key turn property has lots of kerb appeal.

A white glazed composite front door opens into to hallway. The carpeted hallway has stairs to the first floor and doors to the kitchen diner, living room, home office, downstairs W.C and storage cupboard.

The spacious living room is bright and comfortable room with plenty of space for all you furniture. French doors with side windows open out to the garden allowing you to take full advantage of the sunnier days.

Adjacent is the kitchen diner with a modern styled kitchen offering a range of light grey wall and floor units with dark wood effect worktops giving you an abundance of storage and workspace. Included is a built in fridge, a built in freezer, a dishwasher, a washing machine, an electric oven, a gas hob with extractor fan above and a stainless steel sink.

The dining area is open plan to the kitchen and offers space for a table and chairs. French doors open out to the rear garden, making this a great place to entertain in the summer months.

Another versatile room is the home office. This can be used as a craft room, playroom, study or games room. The room is carpeted and has internal french doors and a window to the front with uPVC shutters.

Convenience is added with a downstairs W.C comprising; low level W.C, pedestal hand basin, extractor fan and a radiator.

A useful cupboard provides space for your coats and shoes storage.

### First Floor Accommodation:

Carpeted stairs rise to the first floor landing with doors to the bedrooms, family bathroom, airing cupboard and storage cupboard.

Bedroom one is a generous size double with ample room for all you bedroom furniture. Two windows welcome in a wealth of natural light and provide views over the fields. This room benefits from having an en suite shower room comprising; tiled shower with sliding door, low level W.C, pedestal hand basin, radiator, vinyl flooring and an obscure window.

Bedroom two is a large double room, again with space for bedroom furniture. It has a radiator and a window to the front with views.

Bedroom three is currently used as a second living room. It is a double room with space for bedroom furniture and a window to the rear and a radiator.

Bedroom four is a large single room with a radiator. There is room for wardrobes and the window overlooks the rear garden.

The modern family bathroom comprises; bath with shower over and glass screen, low level W.C, pedestal hand basin, radiator and an obscure window.

To finish the upstairs is the airing cupboard, ideal for storing your linens.

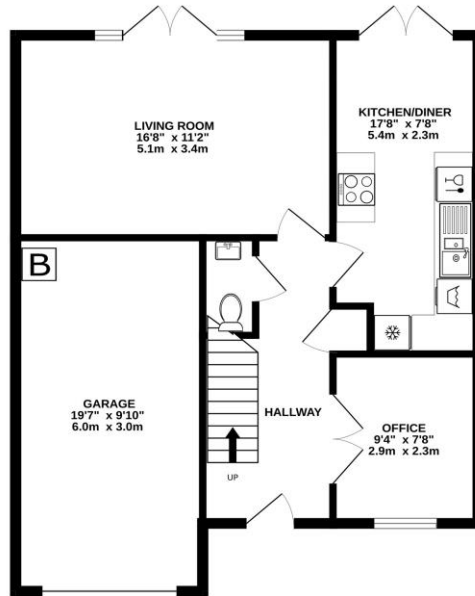
### Outside:

This attractive property has kerb appeal. it has a front garden laid to lawn and a small bush hedge to the front and brick walls with iron railings adding to the look. A paved pathway takes you to the front door with a storm porch and adjacent to the pathway is a tarmac driveway leading to the garage. The garage has electrics and is home to the boiler. A wooden gate to the side gives access to the rear garden.

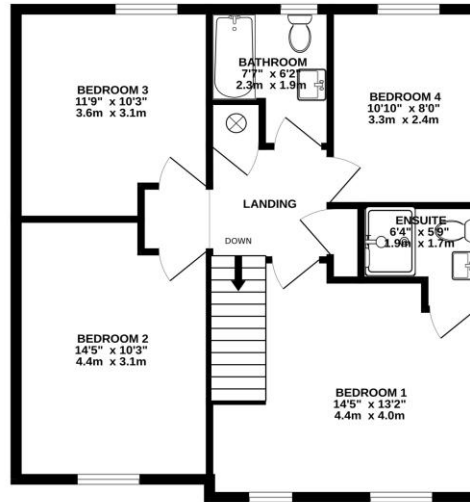
The rear garden is enclosed with wooden fences. There are two small patio areas, a large lawn and a good size decking area on two levels giving you plenty of space for entertaining.



GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.

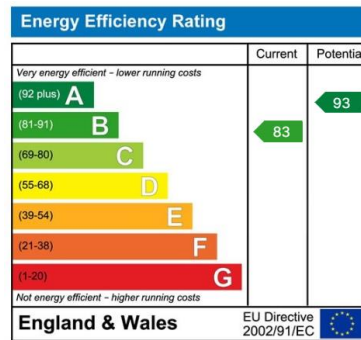


1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

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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EPC: B

COUNCIL TAX BAND: E

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.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET