



SIMPLY GREEN

Heathfield Road,  
Denbury

A lovely semi detached property situated on a level generously sized plot within the heart of the village of Denbury and offering spacious accommodation throughout.

Externally there is a driveway, double garage and level gardens.

The accommodation comprises 3 bedrooms, a living room, a dining room, study, a modern refitted kitchen, utility room, refitted bathroom and WC. An internal viewing is highly recommended!

Denbury is a highly sought after and popular village with a public house, outreach post office, primary school and Church. The market town of Newton Abbot is within easy reach and offers a good range of facilities and amenities including local and independent shops, superstores, primary and secondary schools, a hospital, a leisure centre, and a rail station on the London / Paddington to Plymouth main line together with dual carriageway access to Exeter and the motorway network beyond.

The open spaces of Dartmoor are within easy reach, as well as the seaside areas of Totnes, Torbay, Dartmouth, Kingsbridge and Teignmouth.

### **Accommodation**

A uPVC double glazed door leads through to a front conservatory/garden room providing uPVC glazed windows to the front and side aspect, tiled flooring and a uPVC double glazed door flows through to an entrance hallway with a uPVC double glazed window to the front aspect and a staircase to the first floor.

The accommodation continues from the entrance hallway to a separate living room with a uPVC double glazed window, fitted woodburning stove with attractive hearth and surround and a uPVC double glazed door leading to the rear garden. From the hallway, it continues to a study providing a uPVC double glazed window to the front aspect. The dining room is a generously sized room benefitting enough space for a large table and chairs to entertain family and friends with a built-in understairs cupboard and fitted shelving and a separate larder with fitted shelving and a uPVC double glazed window to the rear aspect.

From the dining room, an opening leads to a modernised kitchen with two uPVC double glazed windows overlooking the attractive garden. Part tiled walls, fitted laminate worktops and a range of modern matching base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a dishwasher, ceramic four ring electric hob with extractor hood above and an integrated electric oven below.

From the dining room, a door leads to a utility room with a fitted worktop and cupboards above, plumbing for a washing machine and space for a tumble dryer and an upright fridge/freezer. A uPVC double glazed door leads to the rear garden and a separate wooden door leads through to a downstairs cloakroom/WC with an obscure uPVC double glazed window, WC, tiled flooring and a wall mounted gas boiler.

### **First floor accommodation**

Landing with a uPVC double glazed window to the rear aspect, access to the insulated loft space and doors to principal bedrooms. Three bedrooms can be found on the first floor with the master bedroom being a generously sized double room with two uPVC double glazed windows to the front and rear aspects. There are also fitted wardrobes with hanging space and cupboards above. A further built-in cupboard and a recessed dressing area with a wall light, mirror and fitted shelf. The second bedroom is double in size and found to the front of the property with uPVC double glazed windows at the front and side aspect and a built-in cupboard. The third bedroom is good sized room with a uPVC double glazed window to the side aspect, maximising the views across the surrounding countryside and towards Dartmoor in the distance. The accommodation concludes with a larger than average refitted family bathroom with two uPVC double glazed windows to the rear and side aspect, double width shower cubicle, a vanity unit with a wash hand basin, a worktop, fitted cupboards below and concealed WC. Wall mounted mirror, wall mounted mirror fronted bathroom cabinet and a wall mounted heated towel rail.

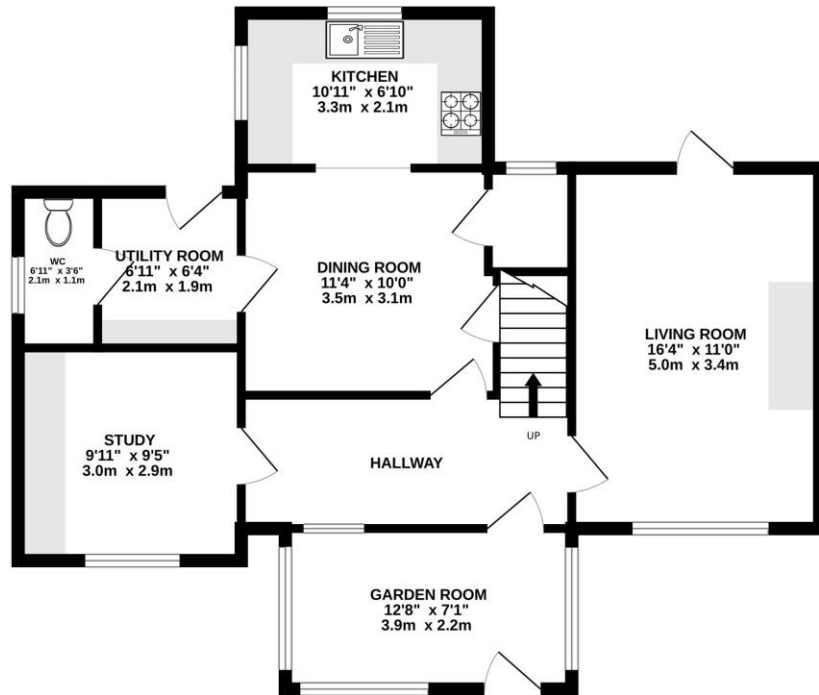




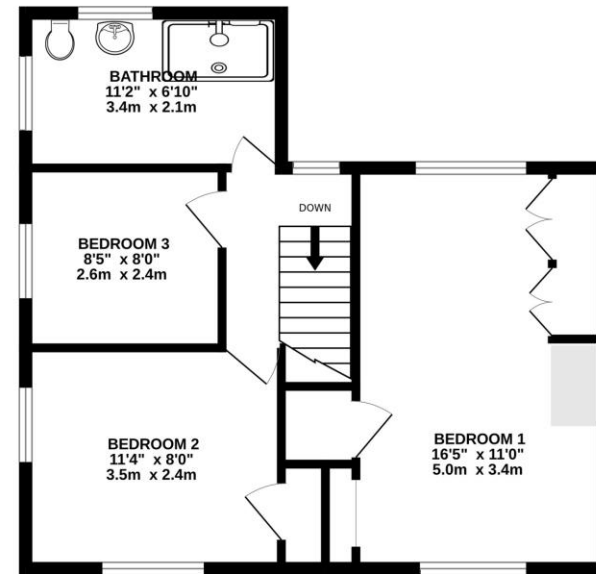


# Floorplan

GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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**TENURE: Freehold  
COUNCIL TAX BAND D**

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

**01626 798440**

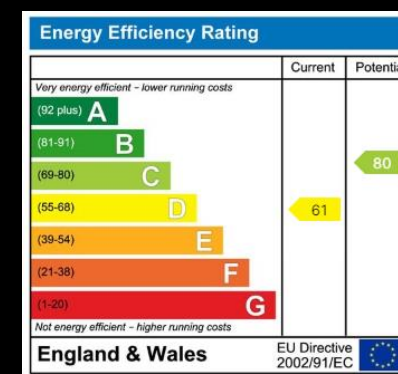
Alternatively, you can scan below to view all of the details of this property online.



## Outside

To the front of the property is an expanse of front garden with bordering flowerbeds, stone wall and mature hedging. A hardstanding part borders the front garden leading to a wooden door, providing access to the side and rear and a separate gate leads through to a hardstanding driveway with parking for two vehicles and access to the detached double garage via two separate up and over doors.

The rear gardens are laid to a lawned appearance and bordered by a wall and incorporates a variety of flowerbeds with mature shrubbery and bushes. Outside tap. There is also a side vegetable patch, a greenhouse, External lighting, access to the utility room via a uPVC double glazed door and a separate uPVC double glazed door leading to the living room. A wooden door leads to the garage which has power, lighting and a double glazed window to the rear aspect



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