



SIMPLY GREEN

Westwood Cleave

Ogwell

4 DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆FOUR BEDROOMS WITH MASTER ENSIUTE
- ◆CUL DE SAC POSITION
- ◆GARAGE & OFF ROAD PARKING
- ◆SPACIOUS LOUNGE DINING ROOM
- ◆KITCHEN BREAKFAST ROOM
- ◆UTILITY ROOM
- ◆WELL MAINTAINED GARDENS
- ◆SOUGHT AFTER AREA OF OGWELL
- ◆TENURE - FREEHOLD. COUNCIL TAX BAND E



No onward chain! Nestled within a quiet sought after area of Ogwell, this beautiful 4 Bedroom Detached House has been owned since new in 2006 by the current Vendors. Bought from Barratt Homes as part of their Premier Collection this stunning property occupies a Cul-De-Sac location boasting level, well maintained rear gardens & a garage to the side with off road parking for multiple cars. With accommodation comprising of a spacious lounge, separate dining room. Kitchen/breakfast room with utility room off & a ground floor WC. To the first floor there is a master ensuite bedroom with a further 3 good sized bedrooms, complete with a family bathroom. Viewing comes highly recommended to appreciate the accommodation on offer.

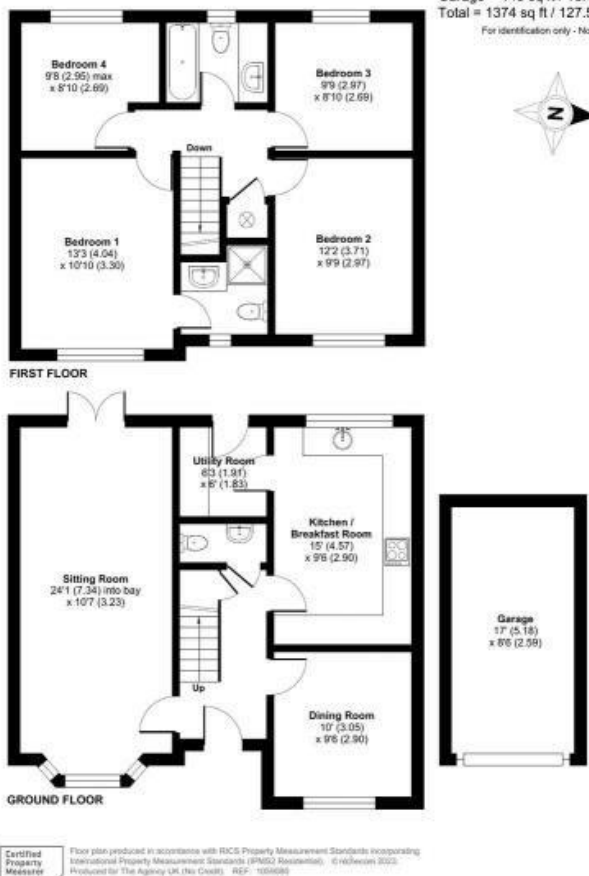
Accommodation

Set at the head of this quiet brick paved cul-de-sac this modern detached home has been very well cared for by the current owners who bought the property new in 2006. Double fronted with attractive brick elevations under a slate roof the property offers well balanced and spacious family accommodation traditionally laid out over two floors. The ground floor has a full length sitting room on one side of the hallway opening to the garden. On the other side is the dining room, kitchen/breakfast room, utility room and cloakroom/WC. Upstairs are four double bedrooms, one en suite, and the family bathroom. Outside to the rear is a level lawned garden whilst to the side of the property is a single garage with parking for 2-3 cars. Four steps with a wrought iron handrail lead up through the front garden to the open porch and front door. Stepping into the hallway doors lead off to the reception rooms and stairs rise to the first floor. The large sitting room runs the length of the house with a bay window to the front and patio doors opening to the garden at the rear. To the centre of the outer wall is an electric coal effect fire with Oak mantle. The current owners have used furniture to divide the room into two areas, the main living room and second seating area with a view over the garden. The dining room is on the other side of the hallway to the front of the house. The hall leads on past a useful under stairs cupboard and the cloakroom/WC to the kitchen/breakfast room. The kitchen has a range of cream floor and wall mounted units above and below wood effect work surfaces to three sides of the room. Below the window with a view over the garden is an inset 1.5 bowl stainless steel sink and drainer. There is an integrated dishwasher and an integrated electric oven/grill below an inset gas hob with extractor over, and space for a freestanding fridge/freezer. There is plenty of space for a breakfast table in the centre of the room. The adjacent utility room has further storage, sink with drainer plus space and plumbing for undercounter washing and drying machines. A door opens to the garden. Upstairs are the four double bedrooms. The main bedroom is to the front, is of a good size with plenty of space for bedroom furniture and has an en suite shower room. Bedroom two is also to the front with bedrooms three and four at the rear overlooking the garden. The family bathroom has a white suite with chrome fittings including a bath with shower mixer tap, WC and vanity unit with inset wash basin. There is loft access through ceiling hatch above the landing.



Westwood Cleave, Ogwell, Newton Abbot, TQ12

Approximate Area = 1229 sq ft / 114.1 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1374 sq ft / 127.5 sq m
For identification only - Not to scale



Outside

The house is set back from the road behind the front garden which is laid to grass with gravel borders. The driveway parking is to the right side of the house with space for two to three cars in front of the single garage in a block of two shared with the neighbouring house. The west-south-west facing rear garden has a paved terrace immediately off the back of the house with access from the sitting room or utility room. Beyond this is an area of level lawn. On the boundary to two sides behind rendered walling are raised flower, shrub and hedge borders with wooden fencing behind giving plenty of privacy. The garage wall forms part of the remaining boundary with climbing plants trained up the attached trellis. Woodend fencing with a gate to the driveway forms the remainder of this boundary.

EPC: C

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.



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