

SIMPLY GREEN

Highwood Grange

Newton Abbot





## 4 BEDROOM TOWNHOUSE

- ◆PRIVATE CLOSE
- ◆VERSATILE ACCOMMODATION
- ◆LAID OUT OVER 4 FLOORS
- ◆STUNNING KITCHEN WITH UTILITY OFF
- ◆LOUNGE WITH LOG BURNER
- ◆4 GOOD SIZED BEDROOMS
- ◆MASTER ENSUITE
- ◆LOW MAINTENANCE GARDENS
- ◆NO ONWARD CHAIN
- ◆TENURE - FREEHOLD. COUNCIL TAX BAND E

No onward chain! A fantastic opportunity to purchase a substantial family home, located in the exclusive development of Highwood Grange on Wolborough Hill, Newton Abbot, with four/five bedrooms, master Ensuite, a courtyard garden, parking, and far-reaching views from the top floor. Converted in 2007 from a large Victorian villa, this deceptively spacious property is arranged over four floors offering spacious and versatile accommodation, ideal for a family, is well-presented throughout and benefits from gas central heating. Accommodation briefly comprises of a lounge, ground floor WC and dining room/bedroom to the ground floor, with a modern kitchen breakfast room & utility to the lower ground floor. With a further four bedrooms, master Ensuite and family bathroom laid out across the first and second floors.





## Accommodation

The lower ground floor accommodation comprises of a modern kitchen/dining room with a range of wall and base units, work surfaces and a matching island with a breakfast bar. A separate utility room with plumbing for a washing machine and tumble dryer and further storage cupboard.

On the ground floor is the entrance hallway with a staircase to the upper floors and a small boiler cupboard, an inner hallway with a convenient ground floor WC and stairs down to the kitchen, a spacious living room with a glazed door and windows to the courtyard garden and a fireplace with a wood-burning stove that makes a nice feature and focal point for the room, and off the entrance hallway is a spacious double bedroom/reception room with loads of light from a window to the front.

On the first floor there are two bedrooms, the master which is a stunning double with large arched windows to the rear offering pretty views over the town, with an en-suite shower room and airing cupboard.

A further double bedroom with a built-in wardrobe and a sash window to the front. The family bathroom comprises of a modern white suite with a corner bath with a shower over, a WC and a pedestal basin.

On the top floor the landing boasts a skylight creating a bright hallway, giving access to a further two double bedrooms, one having breath-taking, far-reaching views over the town and racecourse and a door leading to eaves storage space.



