



SIMPLY GREEN

Whitehill Close,
Newton Abbot,

A stylish 1970s detached house offering over 1,800 sqft of accommodation located in one of the town's most exclusive addresses.

This superb detached house represents a rare opportunity for the discerning buyer. Standing in large level gardens, the rear offering an excellent level of privacy, the house is well set back from the road with a long driveway and double garage providing ample parking.

Whitehill Close is a small select cul-de-sac of detached houses, situated approximately half a mile from Newton Abbot's vibrant town centre.

The property is situated within walking distance to the town centre of Newton Abbot. It is located near well-regarded primary schools and two secondary schools, countryside walks, a bus stop and the Stover Trail for keen cyclists.

Newton Abbot 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.

A long sweeping driveway provides ample parking with external lighting and access to the integral double garage with an electric door. A set of stone pillars leads to a covered porch with inset spotlights, further external lighting, and a composite modern door flowing through to the entrance hallway.

The entrance hall is a generous open space with a door to the downstairs WC, with part tiled walls, a UPVC double-glazed window, a built-in double cupboard, WC, a wash hand basin, and fitted cupboards below.

A wooden framed glazed door from the entrance hallway flows through to an open plan mezzanine level dining room and living space, perfect for entertaining family and friends. The dining area has full height triple glazed windows to the side aspect with a staircase rising to the first floor and an understairs cupboard. Stairs lead down to a generous-sized living room with a UPVC double-glazed window to the side and rear aspect, a vaulted ceiling, a fitted contemporary wood burner, and electric-controlled blinds in the living room and dining area are further features. Two sets of Bi-fold triple glazed patio doors flow to an attractive paved patio garden and the large expanse of lawned garden with superb views towards Kingsteignton and Halden woods in the distance.

From the dining area, a set of Bi-folding glazed doors flow through to a refitted modern kitchen with UPVC double-glazed windows to the front aspect, a single drainer, one and a half bar sink inset with solid wooden worktops, and a range of high gloss fitted base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a "Bosch" induction hob, double electric oven, dishwasher, washing machine and fridge/freezer. There is also a breakfast bar, inset spotlights, tiled flooring, and a UPVC double-glazed door to the side and rear garden.

The ground floor accommodation concludes with a fourth bedroom or a study, perfect for somebody working from home.

The staircase rises from the dining area to the first-floor accommodation and landing with a large glazed window and access to the insulated loft space with a built-in airing cupboard.

Three double bedrooms can be found on the first floor. The master bedroom is double in size with twin aspect UPVC double-glazed windows, maximising the views across the surrounding countryside. It also includes a fitted bedroom suite comprising wardrobes and bedside tables.

From the master bedroom, a door leads to an ensuite shower room providing a UPVC double-glazed window, fully tiled walls, a doubled-width shower cubicle, a wash hand basin with cupboards below, a concealed WC, and a wall-mounted heated towel.

The two further double bedrooms have UPVC double-glazed windows to either the front or side aspect and the current vendors have recently refitted the family bathroom to modern standard, providing an obscure UPVC double-glazed window, a deep fill panelled bath, a separate shower cubicle, a modern wash hand basin with cupboards below, WC, inset spotlights and an extractor fan.



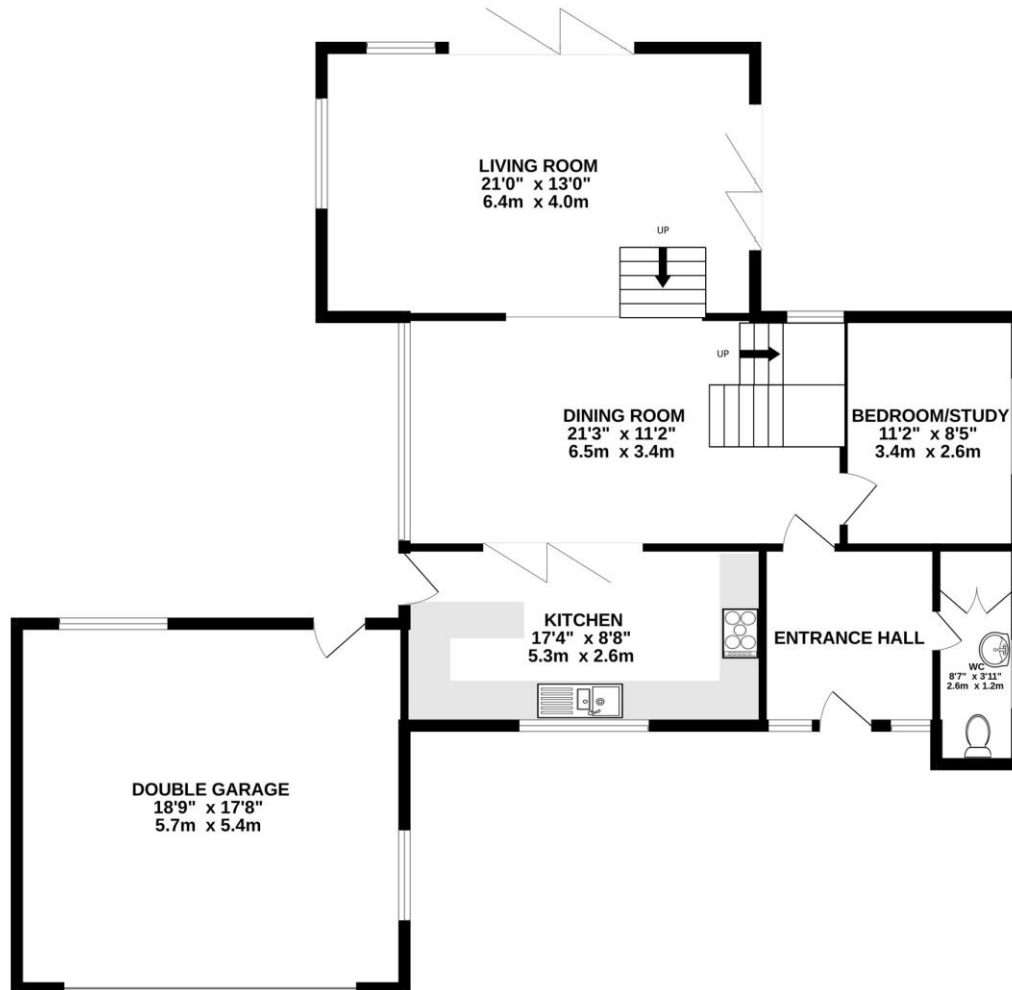




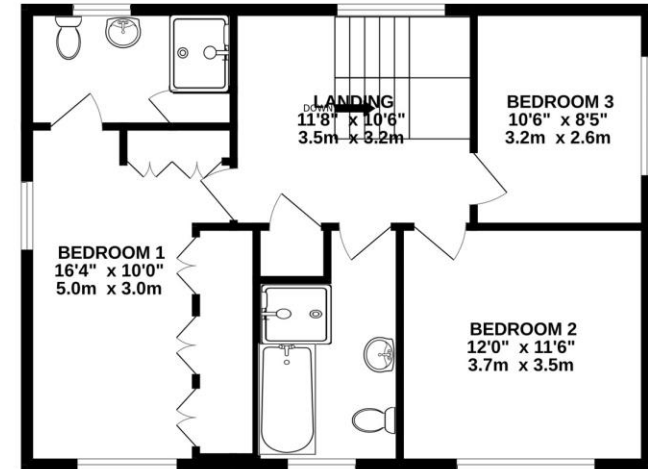


Floorplan

GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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COUNCIL TAX BAND: F

TENURE: Freehold

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

01626 798440
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Alternatively, you can scan below to view all of the details of this property online.



Outside

The rear gardens are a real feature of the property and are laid to a large expense of lawned garden, incorporating attractive flowerbeds, shrubbery, and modern external lighting. A variety of mature trees border the property and views across the surrounding countryside towards Halden Forest can be enjoyed. The current vendors have also installed an attractive raised paved entertaining patio area with access to the living room, via two sets of Bi-fold doors. There is further external lighting and a side gate leads to the front garden. The rear gardens continue down to an expanse of composite and paved patio area, where the current vendors have installed a wooden enclosure with slate roof, perfect for enjoying the garden with external lighting, power points, and electric ceiling heaters. The garden continues to a further entertaining area with a double swinging "loveseat" and a wooden Pergola, a feature pond, and a greenhouse. There is also an expanse of paved patio found to the opposite side of the property with a timber gate giving access to the front and an outside tap. Steps lead to a UPVC double-glazed door leading to the double garage with a further door leading through to the refitted modern kitchen. The double garage has an electric roll-top door with storage in the rafters, UPVC double-glazed windows to the rear and side aspect, a wall-mounted boiler, power points, and lighting. A UPVC double-glazed door leads to the rear

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