

SIMPLY GREEN

St Lukes Road,  
Newton Abbot



Offered to the market is this individual detached property situated in the popular area of Aller Park.

The property has spacious accommodation throughout and a lovely garden with countryside views.

The accommodation comprises 4 bedrooms and a master ensuite, a living room and separate dining room, a conservatory, a modern kitchen, a utility room, a modern family bathroom and a separate WC.

There is also a driveway offering parking for multiple vehicles, a detached single garage and large mature gardens with countryside views.

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

The market town of Newton Abbot is less than 2 miles away and 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**

A UPVC obscure double-glazed lead patterned door leads through to an entrance porch with a tiled floor and a hanging space. A UPVC obscure double-glazed door leads through to an open plan entrance hallway with a staircase rising to the first floor with an understairs cupboard, original parquet flooring, and doors to principal reception rooms.

The accommodation comprises a generously sized living room with UPVC windows to the side aspect and a centrally fitted limestone attractive fireplace with fitted gas fire and original parquet flooring. From the living room, a set of UPVC double-glazed French patio doors flow through to UPVC constructed conservatory with a polycarbonate roof and double-glazed windows to all sides offering delightful views across the attractive garden and the surrounding fields. A set of UPVC double-glazed French patio doors leads to the side, front, and rear garden.

The accommodation continues to a separate dining room with a UPVC double-glazed bay window to the rear aspect overlooking the rear garden and the surrounding fields. There are two further UPVC double glazed windows to the side aspect and a central fitted gas fire with an attractive hearth, backing, wooden surround, and original parquet flooring.

The modern kitchen is a great light space with a range of fitted base cupboards, drawers, and fitted matching wall cupboards with under-cupboard lighting and a range of integrated appliances including a four-ring induction hob with extractor hood above, a double electric oven, a microwave, a fridge and a wall mounted contemporary radiator. There are also attractive splashbacks and inset spotlights with an opening leading through to a separate utility area with UPVC double-glazed windows to the side and rear aspect, a fitted worktop and breakfast bar with fitted base cupboards and plumbing for a washing machine, space for a tumble dryer and space for a further fridge or freezer.

The entrance hallway continues to two double bedrooms with UPVC double glazed windows to the front aspect.

The ground floor accommodation concludes with a refitted modern family bathroom benefiting a UPVC obscure double glazed window, fully fitted modern clad walls, a deep fill oval bath with central mixer tap, a modern wash hand basin with drawers below, and a separate shower cubicle. Further features include inset spotlights and an extractor fan. A separate door leads to a downstairs WC with a spotlight and UPVC double glazed window.

### **First-floor accommodation**

Landing with doors to the two further bedrooms The master bedroom suite is a larger-than-average-sized room with UPVC double-glazed windows to the rear aspect maximising the stunning views across the surrounding fields and countryside in the distance. There is eaves storage and space to create a dressing area and enough space for ample bedroom furniture. A door flows from this bedroom to a modern ensuite shower room providing a double-width shower cubicle, WC, wash hand basin, extractor fan and wall-mounted mirror with light.

The fourth bedroom is to the front of the property with UPVC double-glazed windows and two separate accesses to the eaves storage with a recessed area, which could ideally make a home office or the potential for fitted wardrobes.



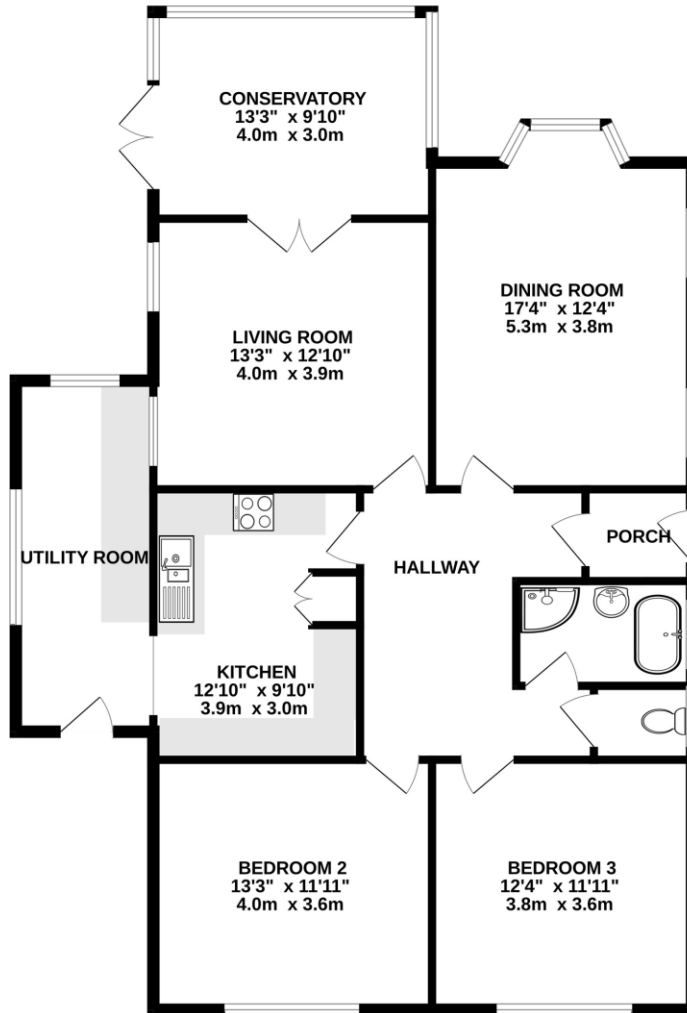




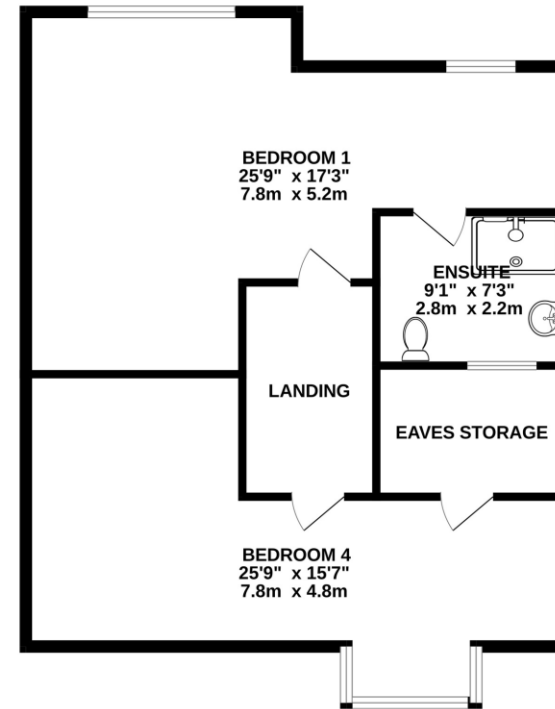


# Floorplan

GROUND FLOOR  
1243 sq.ft. (115.5 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.0 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: D**

**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.

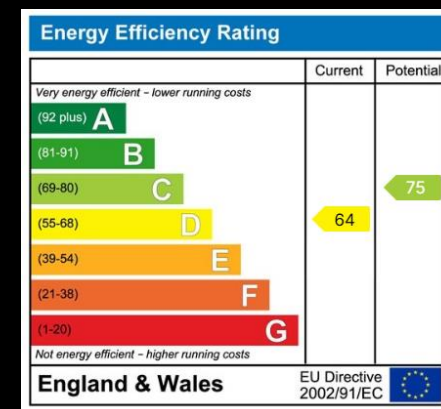


## Outside

To the front of the property is a brick-paved driveway offering parking for multiple vehicles with external lighting and access to the detached single garage via an up-and-over door. Access can be found to the rear of the property on both sides. A wrought iron gate goes through to a hardstanding path with a door leading to the detached single garage offering power and lighting. There is also a store to the rear of the garage, ideal for garden equipment or bins.

The hardstanding path continues with a bordering fence and attractive flowerbed with a UPVC obscure double glazed door to the property. A second iron gate with a paved path borders the property to the rear of the garden with bordering rails and steps leading to a set of UPVC double-glazed patio doors to the conservatory.

The rear garden has been attractively landscaped by the current vendors with the first part being laid to an expanse of paved patio and stone chipped area with a hardstanding path leading round to the front; the perfect place to entertain family and friends. Paved steps and rails lead down to two areas of lawned gardens with bordering timber fencing and paved patio areas. Attractive flowerbeds can be found throughout with a timber shed and maximising the views across the neighbouring fields. There is also under-property storage.



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