

SIMPLY GREEN

Larksmead Way,
Ogwell,
Newton Abbot



A superbly spacious and smartly presented detached house, located in the popular area of Ogwell, close to the highly desirable Canada Hill primary school.

The accommodation is well laid out throughout benefitting 4 bedrooms with a master ensuite, living room, a kitchen/diner, an office or playroom, a refitted bathroom & downstairs WC. There is also a driveway offering parking, and private gardens.

The property is located in the sought-after area of Ogwell, situated on a driveway of 3 properties. Ogwell is on the outskirts of Newton Abbot and offers a well-regarded primary school, church, and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarkets, primary and secondary schools, 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

External lighting and a paved path and covered porch with a wooden framed obscure glazed door leading through to the entrance porch with part wooden panelled walls, wall lights, and a wooden obscure glazed door through to a home office/study or playroom with a timber framed double glazed window to the front aspect. An opening to the rear of the office playroom/study goes through to a storage area with a wall-mounted gas boiler.

From the entrance hallway, a glazed door flows through to the entrance hallway with a staircase rising to the first floor and a door to the downstairs WC providing a timber framed obscure double-glazed window, a WC, and a wash hand basin with cupboard below, tiled splashbacks and a wall mounted mirror. The living room is a generously sized room and has a timber framed double glazed bay window to the front aspect, wall lights, an understairs cupboard, and a central fitted electric fire with attractive hearth, surround, and backing.

A door to the rear of the living room flows through to the kitchen/diner. The kitchen has a timber framed double-glazed window overlooking the attractive rear garden, a stainless steel single drainer 1 & 1/2 bowl sink inset with laminate worktops, and a range of modern matching base cupboards, drawers, and fitted matching wall cupboards. Integrated appliances include a four-ring electric hob and a stainless steel double electric oven. There is also plumbing for a washing machine and space for a tumble and dishwasher.

A set of aluminium framed double-glazed sliding patio doors leads to the rear garden. The dining area provides enough space for a large table and chairs to entertain family and friends and has a timber-framed double-glazed window to the rear aspect. A door leads to the living room.

First-floor accommodation

Landing with a timber framed double-glazed window to the side aspect. Access to the insulated space and a built-in cupboard and airing cupboard with timber shelving and doors to principal bedrooms. The master bedroom is a larger-than-average room with a timber-framed double-glazed window to the front aspect and a built-in double wardrobe. A door leads through to a modern ensuite shower room, providing a timber framed obscure double-glazed window, a shower cubicle, a WC, a pedestal wash hand basin with tiled splashbacks, a wall-mounted mirror, shaver point, and a wall-mounted heated towel. The property has two further double bedrooms and the fourth bedroom is a generously sized single room overlooking the rear garden.

The accommodation concludes with a refitted modern family bathroom with a timber framed obscure double glazed window, part tiled walls, a deep fill bath with shower over, a pedestal wash hand basin, a WC, a wall mounted heated towel rail, and an extractor fan.

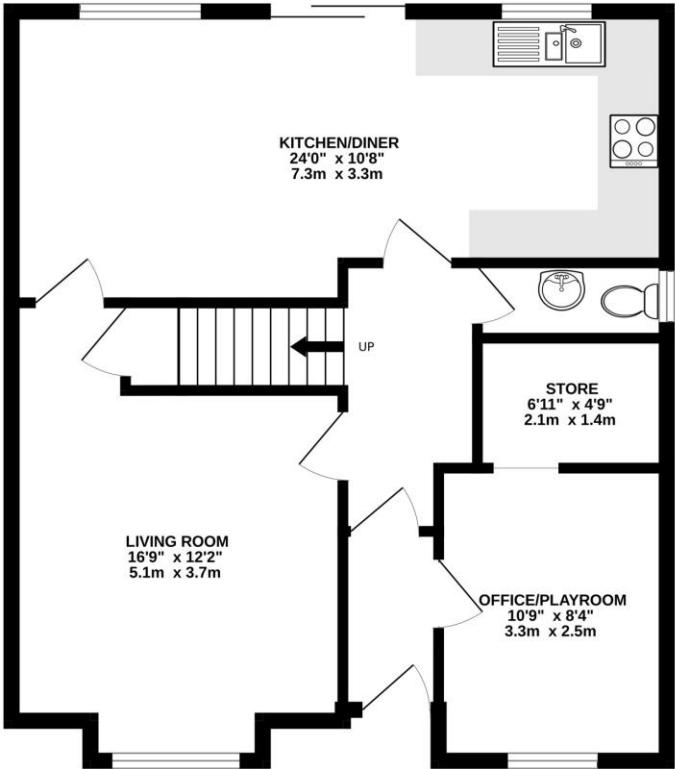




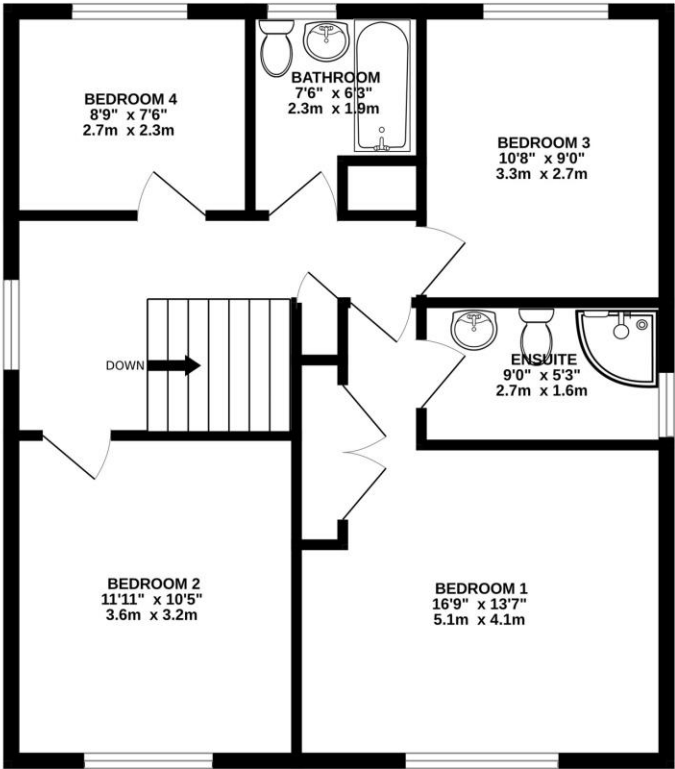


Floorplan

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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TENURE: Freehold
COUNCIL TAX BAND E

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 long driveway which the current vendors own leading to a tarmac driveway providing parking and external lighting. A stone-chipped garden area with a bordering rendered wall, incorporating attractive shrubbery and plants. To the side of the property, a paved path leads around to a storage area. On the opposite side, an iron gate provides access to the rear garden.

The rear garden offers a great deal of privacy and is mainly laid to a lawn and paved patio appearance with bordering flowerbeds, mature trees, and timber fencing. There is an expanse of paved patio with external lighting and access to the kitchen/diner via a set of aluminium framed double-glazed patio doors. From the patio area, it continues to the lawned garden with bordering flowerbeds. Access to the front via a side path and a separate side timber door leads to a covered storage area for bikes and garden equipment.

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