

SIMPLY GREEN



This beautifully presented detached family home, built by Redrow in 2016, offers a perfect blend of modern living and practical family space. The property is located in a desirable neighbourhood, offering privacy and peace while still being conveniently close to local amenities. The accommodation is spread over two well-proportioned floors and features a thoughtful layout designed to cater to the needs of family life. The property is situated on the outskirts of Newton Abbot and near a well-regarded primary school, two secondary schools, a church, countryside walks, and a bus stop. The market town of Newton Abbot is less than 2 miles away. It 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

Ground Floor

As you approach the home, you're greeted by a charming entrance porchway, with external lighting and a stylish uPVC double-glazed lead door, flanked by side windows that allow natural light to pour into the hallway. Upon entering, you're welcomed by a spacious entrance hallway that features a staircase leading to the first floor, with an understairs cupboard providing useful storage. The hallway opens into a generous living room, offering a warm and inviting atmosphere. A uPVC double-glazed lead bay window to the front aspect floods the room with light, while the oak flooring adds a touch of elegance and warmth to the space. This room is perfect for both relaxing and entertaining guests, with plenty of room for a large family suite. Continuing from the living room, you step into the heart of the home: a generously sized open-plan kitchen and dining area. This space is a true highlight, designed to make cooking and socialising effortless. The kitchen is well-appointed with shaker-style base and wall cupboards, finished in a neutral tone, and under-cupboard lighting that creates a soft glow in the evenings. The kitchen boasts integrated appliances, including a stainless steel gas hob with a sleek extractor fan, an electric oven, microwave/oven combination, a dishwasher, and a fridge/freezer. The stainless steel single drainer, one-and-a-half bowl sink is positioned under the window, allowing you to enjoy views of the beautifully landscaped rear garden while preparing meals. Patio doors open out from the dining area, seamlessly connecting the interior to the garden, making it ideal for summer dining and family gatherings. The polished ceramic tiled flooring continues throughout the kitchen, utility room, and downstairs WC, adding a cohesive feel to the home. The kitchen also leads into a separate utility room, a functional space that includes further shaker-style base cupboards, plumbing for a washing machine, and space for a tumble dryer. It's a practical area for everyday chores, and there's even a door that leads directly into the garden. A convenient downstairs cloakroom/WC is located just off the utility room, with modern fixtures and spotlights.

First Floor

Upstairs, the landing offers access to the insulated loft space and a built-in cupboard with fitted shelving, providing ample storage for household items. There are three well-proportioned double bedrooms on this floor, each with its own distinct appeal. The master bedroom, located at the front of the property, is a light-filled retreat, thanks to the uPVC double-glazed bay window. It also boasts a set of double fitted wardrobes with hanging space and shelving, ensuring plenty of storage for clothing and accessories. A door leads from the master bedroom into a modern en-suite shower room, complete with a double-width tiled shower cubicle, wash hand basin, and a heated towel rail. The en-suite is finished with stylish tiling, inset spotlights, and a shaver point, making it as functional as it is luxurious. The second bedroom is located at the rear of the property, offering a peaceful view over the garden with fitted double wardrobes. The third bedroom, also at the rear, is equally spacious and includes a unique feature—a separate door leading to a walk-in wardrobe/office space. This could easily be transformed into a home office, a nursery, or even a personal dressing room, adding an extra layer of versatility to the property. The family bathroom offers a modern, relaxing space with a panelled bath, shower over, and a wash hand basin. The room also features a heated towel rail, shaver point, and inset spotlights, along with practical tiled flooring and part-tiled walls.

Outside

Externally, the property is equally impressive. To the front, a well-maintained lawned garden is bordered by mature hedging and colourful flower beds, creating an inviting first impression. A tarmac driveway provides parking for two vehicles and leads to a single garage with both power and lighting—ideal for additional storage or a workspace. The rear garden is a true oasis, offering a peaceful and private space to enjoy the outdoors. It's mainly laid to lawn, with timber fencing along the borders, providing both security and privacy. A paved path runs along the side of the house, with a timber gate leading to the front of the property. The garden can be accessed directly from the kitchen/diner through a set of uPVC double-glazed sliding patio doors, making it easy to entertain guests or simply enjoy al fresco dining on the patio. Additional outdoor features include an outside cold-water tap, perfect for gardening, and access to the utility room via a uPVC door.

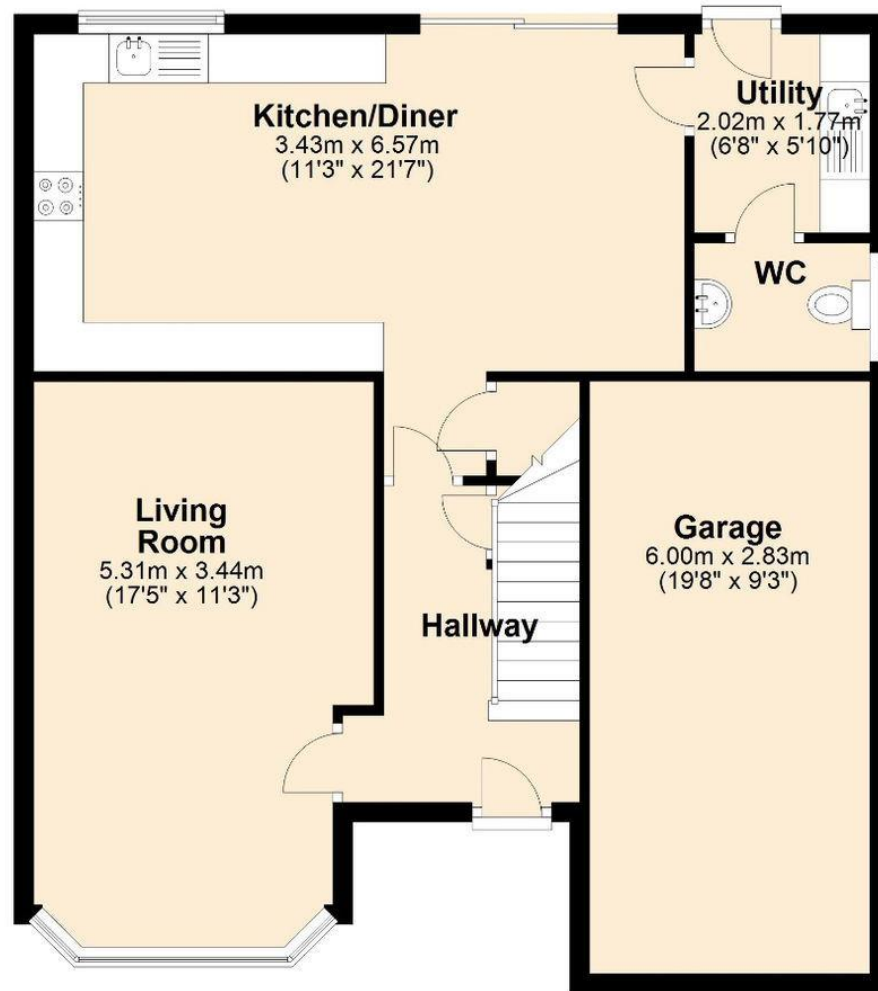






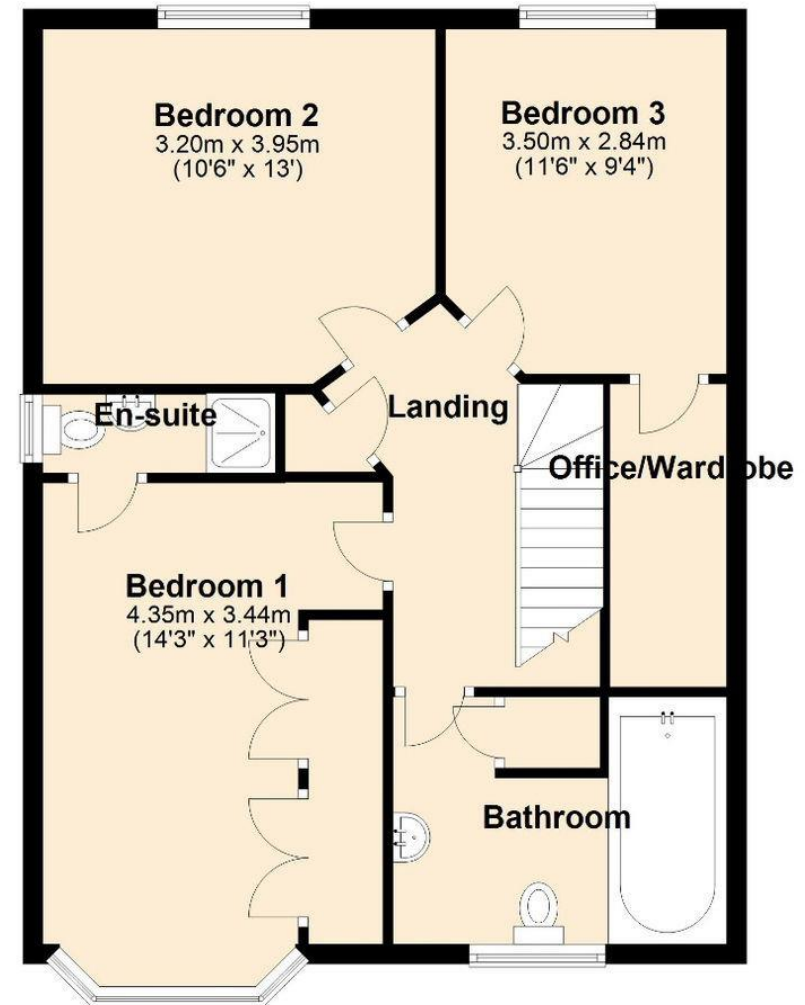
Ground Floor

Approx. 73.9 sq. metres (795.6 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



Total area: approx. 139.3 sq. metres (1499.7 sq. feet)



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.



Outside

Externally, the property is equally impressive. To the front, a well-maintained lawned garden is bordered by mature hedging and colourful flower beds, creating an inviting first impression. A tarmac driveway provides parking for two vehicles and leads to a single garage with both power and lighting—ideal for additional storage or a workspace.

The rear garden is a true oasis, offering a peaceful and private space to enjoy the outdoors. It's mainly laid to lawn, with timber fencing along the borders, providing both security and privacy. A paved path runs along the side of the house, with a timber gate leading to the front of the property. The garden can be accessed directly from the kitchen/diner through a set of uPVC double-glazed sliding patio doors, making it easy to entertain guests or simply enjoy al fresco dining on the patio.

Additional outdoor features include an outside cold-water tap, perfect for gardening, and access to the utility room via a uPVC door

88 Queen Street
Newton Abbot
Devon
TQ12 2ET