



SIMPLY GREEN

Woodstock House

Alder Close, Aller Park

THREE BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆3 BEDROOMS
- ◆GARAGE & GATED DRIVEWAY
- ◆PRINCIPLE ENSUITE
- ◆SOUGHT AFTER AREA OF ALLER PARK
- ◆OPEN LOUNGE DINING ROOM
- ◆CONSERVATORY
- ◆WRAP AROUND GARDENS
- ◆FAR REACHING VIEWS TOWARDS HAYTOR
- ◆TENURE - FREEHOLD

Three-Bedroom Detached Home in the sought-after area of Aller Park
Nestled within a generous corner plot in the desirable cul de sac of Alder Close, Aller Park, this well-proportioned three-bedroom detached home offers comfortable family living with wraparound gardens, a garage, and a private gated driveway. In an elevated position, close to Milber Wood, boasting far reaching views towards Newton Abbot, with a lounge dining room, kitchen, conservatory and ground floor WC. Complete with three bedrooms, including a principle ensuite and a further family bathroom to the first floor.



Accommodation

Three-Bedroom Detached Home in the sought-after area of Aller Park

Nestled within a generous corner plot in the desirable Alder Close, Aller Park, this well-proportioned three-bedroom detached home offers comfortable family living with wraparound gardens, a garage, and a private driveway.

The accommodation begins with a door opening into an entrance porch, leading to a welcoming hallway with stairs rising to the first floor and access to all ground-floor rooms. A convenient ground-floor WC features a low-level WC, washbasin, and an obscured double-glazed window to the side. The well-equipped kitchen boasts a range of wall and base units, work surfaces with splashbacks, an electric fan oven, gas hob with extractor fan, and an inset sink. A hatch opens into the dining room for easy serving, while a further door provides access to the rear of the property.

The open-plan lounge and dining room enjoys a dual-aspect outlook, with a spacious under-stairs storage cupboard, a front-facing window, and sliding doors leading to a bright conservatory sunroom extension, which in turn provides access to the rear gardens.



First Floor Accommodation

Upstairs, the gallery landing leads to three well-proportioned bedrooms, including a principal bedroom with en-suite. The front-facing rooms enjoy fantastic far-reaching views of Dartmoor. A family bathroom completes the first floor, featuring a panelled bath, low-level WC, and washbasin.

Outside

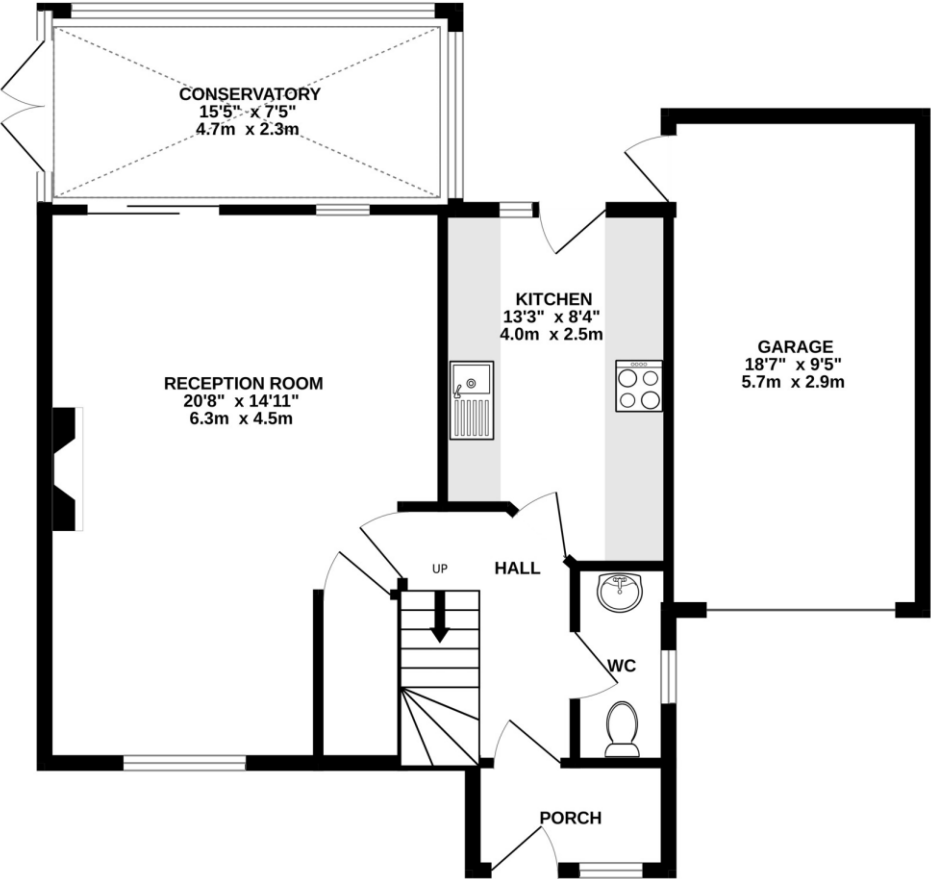
Externally, the property is set within a spacious corner plot with wraparound south facing gardens, currently undergoing landscaping with further photos to follow, offering gravel beds and a variety of mature shrubs and bushes. The gated driveway provides off-road parking, leading to a garage for additional storage or vehicle use.

This delightful home presents an excellent opportunity for families or those looking to settle in a sought-after Newton Abbot location.

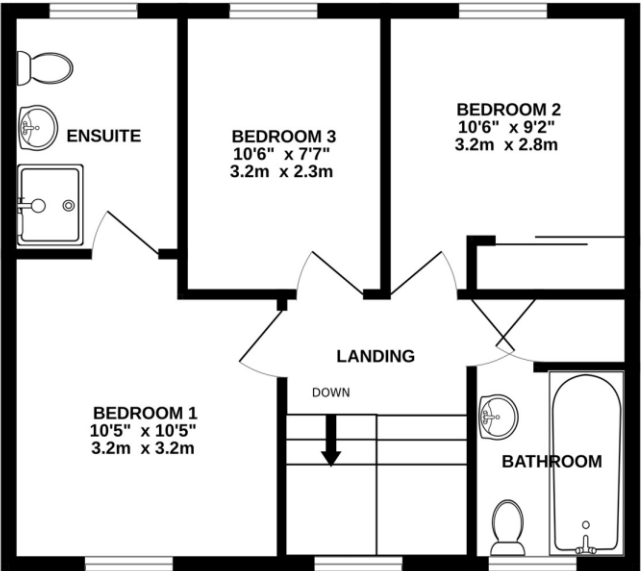


FLOORPLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1296sq.ft. (120.4 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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