

SIMPLY GREEN

Comfrey Avenue

Newton Abbot



FOUR BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆FOUR BEDROOMS (PRINCIPLE ENSUITE)
- ◆GARAGE AND OFF ROAD PARKING
- ◆BUILT IN 2020 WITH REMAINDER OF NHBC WARRANTY
- ◆SOUTHERLY FACING REAR GARDENS
- ◆OPEN PLAN KITCHEN DINING ROOM
- ◆UTILITY AND WC
- ◆FURTHER STUDY/BEDROOM
- ◆SOUGHT AFTER AREA
- ◆TENURE - FREEHOLD

Built in 2020, this beautifully presented detached home offers spacious accommodation throughout, with an open plan Kitchen Dining Room, Lounge, Utility & WC as well as a Study to the ground floor. The first floor features four double bedrooms, with a principle ensuite, complete with a modern family bathroom. Benefitting from the remainder of an NHBC warranty, the home features southerly facing rear gardens with patio and decked seating areas and lawn. To the front there is tandem off road parking and access to a garage with an up and over door. Viewing comes highly recommended to appreciate the accommodation on offer!



Accommodation

A composite door with obscured panels opens into the entrance hallway, which features luxury vinyl flooring (LVT) throughout. A storage cupboard with a power point houses the consumer unit with the property also benefitting from a Yale Home Alarm System. A range of bespoke under stair storage cupboards and drawers, with stairs rising to the first-floor landing, which includes a smoke alarm, a central heating radiator, and access to the loft. Doors lead to all ground-floor rooms, including the kitchen.

The kitchen is fitted with a range of wall and base units, along with additional gloss wall units and metro-tiled splashbacks. Granite worktops include an undermounted sink with a half-bowl and mixer tap, upstands, and metro-tiled splashbacks. Integrated appliances include a fridge-freezer, a high-level oven and grill, and a gas hob with an extractor fan and glass splashback. A cupboard houses the boiler, while inset spotlights illuminate the ceiling. The open-plan dining area enjoys dual-aspect views through UPVC double-glazed windows to the side and front. French doors provide access to the rear garden. A central heating radiator, multiple power points, and LVT flooring continue throughout the space.

Situated at the rear of the property, the lounge features UPVC double-glazed French doors with windows on either side, opening onto the rear garden. A central heating radiator, a range of power points, TV points, and media points complete the space.



The Utility room features a low-level toilet, a central heating radiator, and the continuation of LVT flooring. With a range of wall and base units and worksurfaces, an under-mounted sink with a mixer tap and upstands, and space and plumbing for white goods, including an integrated washing machine. An extractor fan and an obscured UPVC double-glazed window to the side provide ventilation.

Located at the front of the property, the study features UPVC double-glazed windows, a central heating radiator, and multiple power and media points.

First Floor Accommodation

The first-floor landing features a smoke alarm, a central heating radiator, and an airing cupboard housing the immersion tank. Doors lead to all bedrooms and the family bathroom.

The spacious primary bedroom benefits from UPVC double-glazed windows to the front, offering far-reaching countryside views. It includes a central heating radiator, TV point, power points, and fitted wardrobe storage with wide pull-out drawers and integrated lighting, as well as shelving and hanging rail storage. A door leads to the en-suite, which comprises a modern white suite with a low-level WC, pedestal wash basin, and a shower with a glass sliding door. The space is finished with tiled surrounds, a chrome heated towel rail, an extractor fan, and an obscured UPVC double-glazed window to the front.

The second bedroom is generously sized, with UPVC double-glazed windows to the front, a central heating radiator, and a range of power points. It includes fitted double wardrobes with hanging rails and shelving. The third bedroom features dual-aspect UPVC double-glazed windows to the rear and side, offering a southerly orientation with views over the surrounding fields, along with a central heating radiator and a range of power points.



The fourth bedroom has UPVC double-glazed windows to the rear with similar views over the grazing fields, a central heating radiator, and multiple power points.

The modern family bathroom is fitted with a panelled bath with a shower over and tiled surrounds, a pedestal wash basin with a mixer tap, and a low-level WC. Additional features include a chrome heated towel rail, a vanity mirror with a shaver point, an obscured UPVC double-glazed window to the rear, and an extractor fan.

Comfrey Avenue is situated on the fringes of Newton Abbot within a popular development with easy access to the A38 Devon Expressway and local primary and secondary schools. There is a selection of shops near to the development including a Co-op, Fish and Chip shop, and a veterinary practice. There is a regular bus service into Newton Abbot, which is a thriving market town with a vibrant high street, a wide range of shopping, business and leisure facilities and a mainline railway station.

Outside

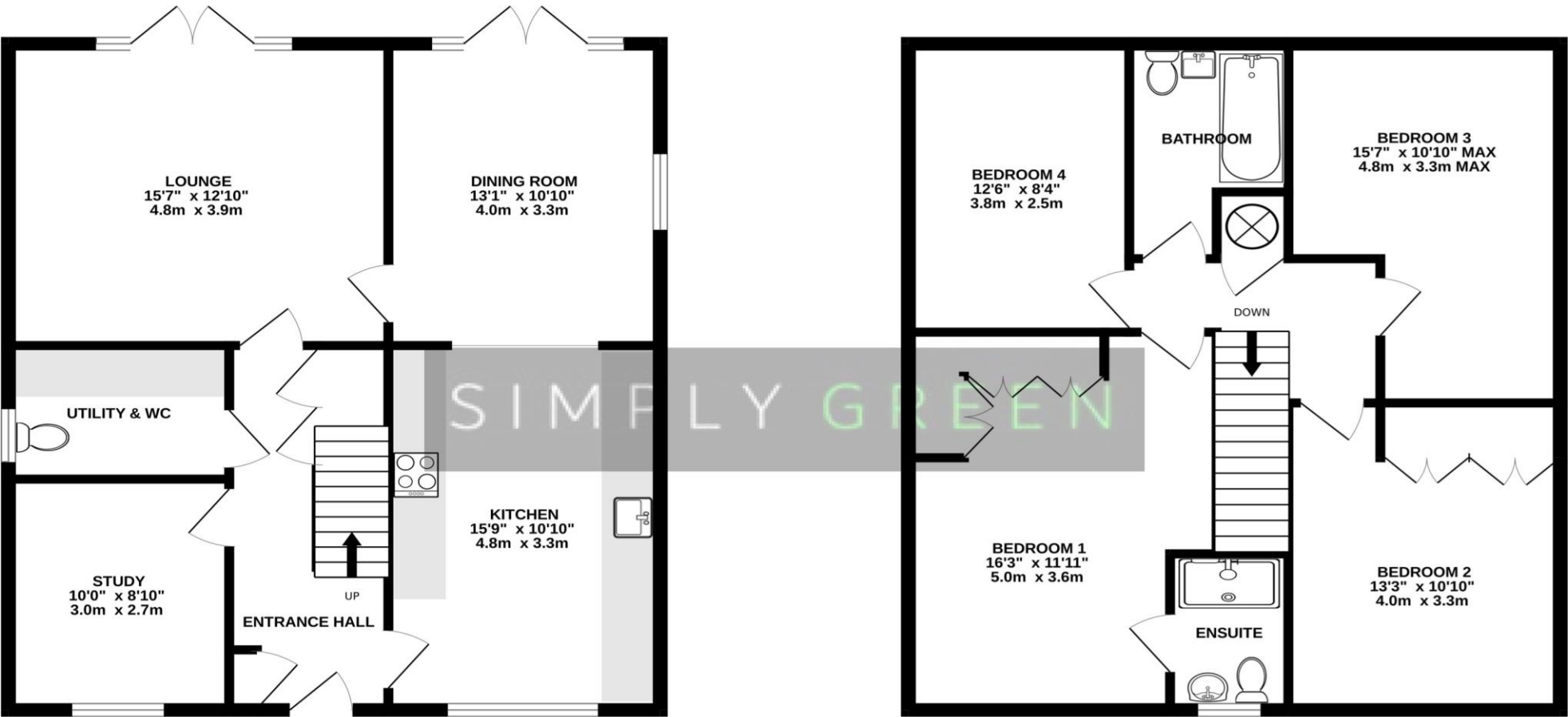
To the south facing rear garden, accessible from both the lounge and dining room, opening onto a patio courtyard seating area. Steps lead up to an expansive lawn, enclosed by fencing, with a further decked seating area to soak up the sun throughout the day. At the front, a landscaped area features natural shrubs and bushes, with a level pathway leading to the entrance and lawn. There is tandem off-road parking for multiple cars in front of the garage, which has an up-and-over door.



FLOORPLAN

GROUND FLOOR

1ST FLOOR



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,

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THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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MOVE FORWARD WITH NO
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