

SIMPLY GREEN

Orleigh Avenue,
Newton Abbot



An executive detached family home located at the end of the popular Orleigh Avenue estate.

The accommodation comprises 4 bedrooms with a master ensuite, a living room, a dining room, a study, a modern kitchen/breakfast room, a utility room, a bathroom, and a WC.

There are private gardens, a detached double garage, and a double-width driveway to the front.

An internal viewing is highly recommended.

A long tarmac driveway leads to a detached double garage with two separate up-and-over doors. A central path with a bordering lawned garden, incorporating attractive plants leads to the front door with external lighting and a UPVC double-glazed door leads to the entrance hallway.

Accommodation

The entrance hallway has a staircase rising to the first floor and an understairs cupboard with inset spotlights and doors to principal rooms.

The ground floor accommodation comprises a living room with a UPVC double-glazed bay window to the front aspect and a central fitted electric fire with attractive hearth backing and surround. A door from the rear of the living room leads through to a separate dining room.

The ground floor accommodation continues from the entrance hallway to a separate study with a UPVC double-glazed window to the front aspect, ideal for someone working from home. A modern downstairs cloakroom/WC with a UPVC obscure double glazed window, part tiled walls, WC, wash hand basin with cupboard below.

From the entrance hallway, a door leads through to a refitted modern kitchen/breakfast room with a UPVC double-glazed window to the front aspect. A single drainer one-and-a-half bowl sink inset with laminate worktops and a range of modern shaker-style base cupboards, drawers, and fitted matching wall cupboards. Integrated appliances include a four-ring "Siemens" electric hob with an extractor hood above and an integrated double electric oven below, a dishwasher, and a fridge. The breakfast area offers enough room for a table and chairs to entertain family and friends and a further UPVC double-glazed window to the rear aspect.

A door from the kitchen leads through to a refitted modern separate utility room providing a single drainer single bowl sink inset with laminate worktops and a range of matching modern base cupboards and fitting matching wall cupboards. There is plumbing for a washing machine and space for a tumble dryer and a UPVC obscure double-glazed door leads to the side and rear garden.

A door from the kitchen/breakfast room flows through to the separate dining room where a set of UPVC double-glazed French patio doors lead to the generous size rear garden.

First-floor accommodation

Landing with access to the insulated loft space and a built-in airing cupboard. Four bedrooms can be found on the first floor. The master bedroom suite is double in size and provides a UPVC double-glazed window to the front aspect and a range of fitted wardrobes comprising three separate double-fitted wardrobes with hanging space and fitted shelving.

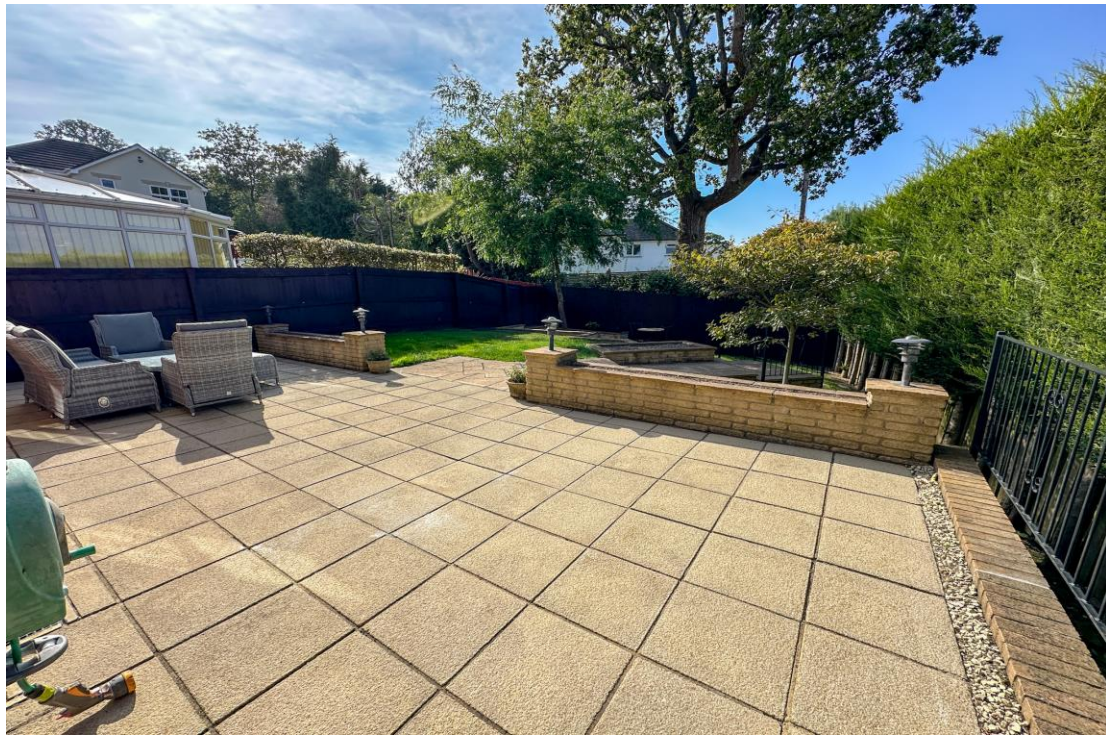
From the master bedroom, it leads through to an ensuite shower room providing a UPVC obscure double glazed window, fully tiled walls, double width tiled shower cubicle, concealed WC, wash hand basin with cupboards below, shaver point and a wall mounted heated towel rail.

The second bedroom is also double in size and found to the front of the property with a UPVC double-glazed window and the third bedroom is also double in size with a UPVC double-glazed window overlooking the attractive rear garden and a recessed area for wardrobes or chest drawers.

The fourth bedroom is a generously sized single room providing a UPVC double-glazed window to the rear and the accommodation concludes with a modern family bathroom with a UPVC obscure double-glazed window, fully tiled walls, panelled bath with shower over, concealed WC, wash hand basin with cupboards below, shaver point and an extractor fan.

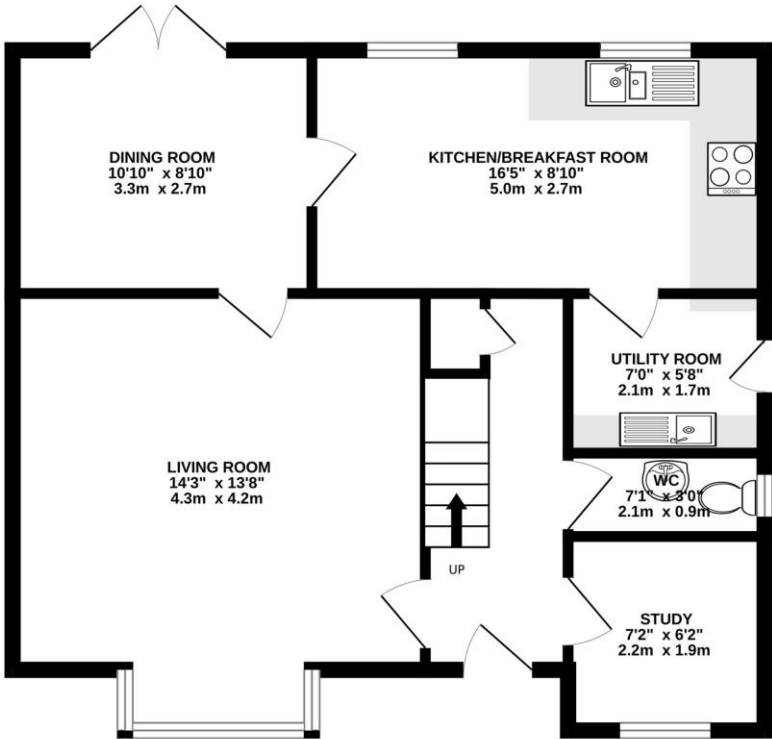




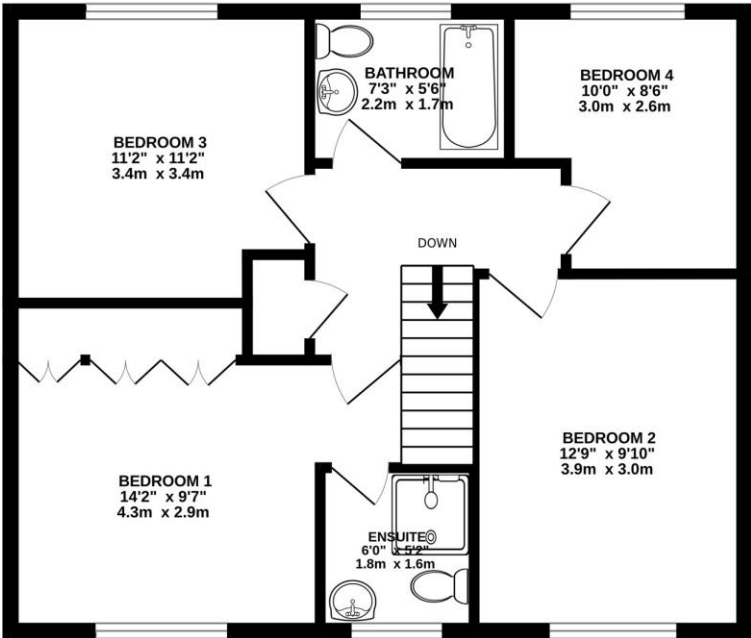


Floorplan

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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, a long tarmac driveway can be found providing parking for multiple vehicles with access to the detached double garage via two separate single doors. A central path with a bordering lawned garden incorporates attractive plants, mature trees and shrubbery, and 4 external lights and a power point.

A paved path leads around to the side of the property with a wrought iron gate leading to the rear garden. The rear gardens are larger than average with the first part being laid to a paved patio appearance providing enough space to entertain family and friends and offering a great deal of privacy. Outside tap and access to the dining room via a set of UPVC double-glazed French patio doors. A paved path leads around to the side of the property with access to the utility room via UPVC obscure double-glazed door and a wrought iron gate leads around to the front. From the extensive paved patio, it continues to two sections of lawned garden with bordering timber fencing, raised flower beds, and mature trees. Paved patio steps with bordering rails lead down to a lower expanse of paved patio where the garden can be enjoyed.

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