

SIMPLY GREEN

Sandygate Mill

TQ12 3PG





## 4 BEDROOM DETACHED

- ◆ Detached Family Residence
- ◆ Four Bedrooms
- ◆ Modern Kitchen w/ Breakfast Bar
- ◆ Expansive Lounge
- ◆ Separate Dining Space
- ◆ Superb Gardens
- ◆ Parking & Garage
- ◆ Sought-after Location
- ◆ Principle Bedroom w/ En-suite
- ◆ Cul-De-Sac

Tucked away in a peaceful cul-de-sac in the sought-after area of Kingsteignton, this exquisite detached family residence offers an exceptional standard of living. The property is defined by its generous living spaces, including an open plan entrance hall, contemporary kitchen and dining area, a vast lounge, and a formal dining room, all designed for both comfort and elegance. On the first floor, you'll find four well-proportioned bedrooms, each offering a refined retreat. The principal bedroom boasts a spacious en-suite, adding a touch of luxury to this already impressive home. The family bathroom is a modern sanctuary, featuring neutral tiling that creates a bright and airy atmosphere.





## Location

Situated in the sought-after town of Kingsteignton, the property is close to a variety of local amenities.

## Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

## Accommodation

Upon entering this distinguished property, you are immediately welcomed into a generous porch area, ideal for storing outdoor belongings. Stepping further inside, the entrance hall presents a sense of space and sophistication, featuring a conveniently located downstairs WC and a substantial storage cupboard. Continuing through, you are drawn into the expansive and contemporary kitchen, designed with family living in mind. The kitchen, complete with a breakfast bar, combines elegant cream wooden cabinetry with dark oak roll-top work surfaces, enhancing the light and airy ambiance of the space. Adjacent to the kitchen, you'll find a discreet under-stairs storage area, perfect for use as a pantry, as well as a well-sized utility room, equipped with plumbing for a washing machine and additional space for other household essentials. The lounge is a truly impressive room, defined by its generous proportions. A charming fireplace serves as the focal point, adding warmth and character to the space. French doors open into a light-filled conservatory, further enhancing the room's sense of openness. Parallel to the lounge is the expansive formal dining room, which is bathed in natural light from a large the property's large uPVC window, making it the perfect setting for social gatherings and family occasions. This home offers an exceptional layout, ideal for both relaxation and entertaining.





## First Floor Accommodation

Ascending to the first floor, you are greeted by a bright and airy landing that provides access to all the principal rooms. The principal bedroom is a generously sized sanctuary, enhanced by dual-aspect windows that flood the space with natural light. This room also benefits from a luxurious en-suite, complete with a bath, separate shower, ceramic toilet, and wash basin. The white ceramic tiling elegantly complements the refined features of the en-suite. The second bedroom is equally spacious, offering a well-proportioned area with the added convenience of a built-in storage cupboard. Bedrooms three and four are both wonderfully light-filled, providing ample space for comfortable living. The main family bathroom is a modern haven, featuring a bath with a shower, toilet, and wash basin. The neutral tiling perfectly complements the white fixtures, enhancing the contemporary and sophisticated feel of this beautifully appointed space.

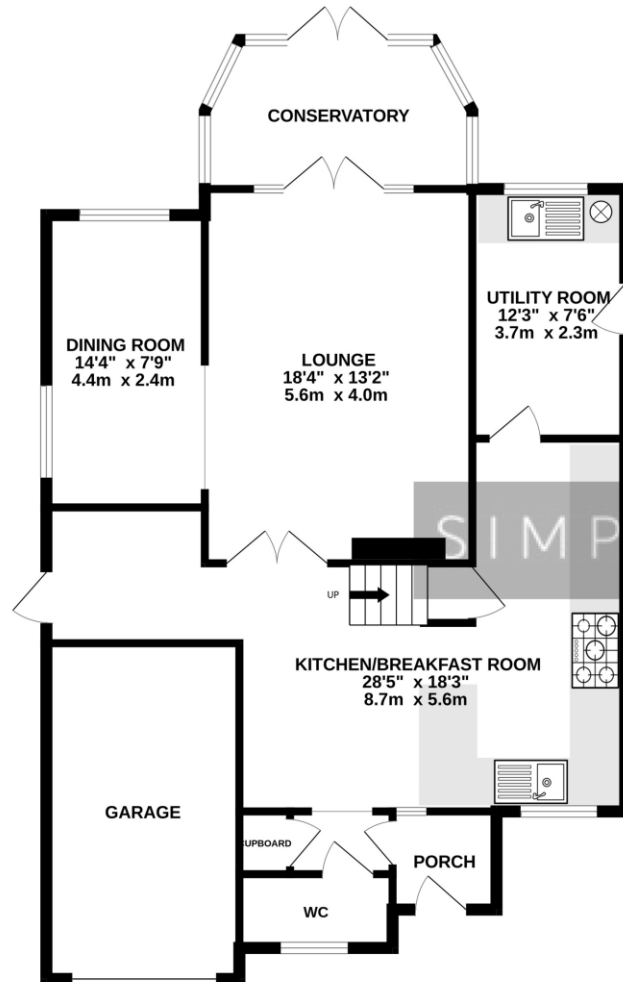
## Outside

At the front of the property, a spacious driveway offers ample parking for two vehicles, with the added convenience of a single-car garage situated alongside. The front of the property is complemented by a substantial garden, thoughtfully landscaped, with a paved path leading to the main entrance. To the rear, the property boasts an expansive garden, beautifully combining areas of manicured lawn and a stylish patio. The outdoor space is perfect for both relaxation and entertainment, featuring a dedicated patio area ideal for al fresco dining. A charming summerhouse nestled in the left corner of the garden provides an idyllic retreat, enhancing the overall appeal of this tranquil, well-appointed outdoor setting.

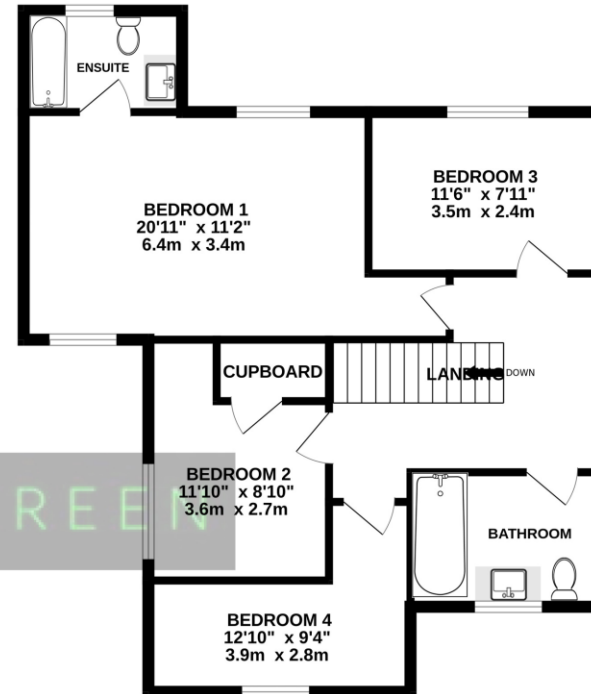


# FLOORPLAN

GROUND FLOOR



1ST FLOOR





AT SIMPLY **GREEN**  
WE WILL GIVE YOU TWO FREE  
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,  
PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

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



**WE WILL ALSO ARRANGE A  
QUOTE FOR A SURVEY ON  
YOUR ONWARD PURCHASE.  
GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

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REALLY THE BEST ONE  
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**AND AS FOR THE FINAL STEP,  
WE CAN HELP THERE TOO.**

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**COUNCIL TAX BAND: E**

**TENURE: FREEHOLD**

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house or to arrange a viewing  
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Alternatively, you can scan  
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