

SIMPLY GREEN

Belmont Close  
TQ12 3TT



## 4 BEDROOM DETACHED

- ◆ Detached Family Home
- ◆ Modernised Kitchen w/ Integrated Appliances
- ◆ Garage & Driveway
- ◆ Expansive Lounge/Diner
- ◆ Enclosed Rear Garden
- ◆ Brick Façade
- ◆ Cloakroom
- ◆ Log Burner
- ◆ Approved Plans For Extension
- ◆ Ample Storage Spaces

This elegantly presented detached four bedroom, family residence offers expansive living spaces throughout, set on a desirable corner plot with ample driveway parking. Internally, the home has been meticulously modernised to the highest standards, seamlessly blending luxury with functionality. The property boasts three generously proportioned double bedrooms, a well-sized single bedroom, an impressive lounge/diner, and a beautifully fitted modern kitchen. Additional features include a convenient ground-floor cloakroom, a versatile utility room that can double as an office space, and a stylish family shower room, all contributing to the refined appeal of this exceptional family home.



## Accommodation

Upon entering the property through the glazed front door with an external coach light, you will be led into a welcoming entrance hall. From here, you will find access to all the principal rooms and the convenient ground-floor cloakroom. The cloakroom is fitted with a modern suite, featuring a low flush WC, a vanity sink unit with sleek grey splashbacks, and an obscured double-glazed window with a wooden window ledge. The versatile utility/Office room, is equipped with fitted work surfaces, wall-mounted cabinets, plumbing for an automatic washing machine, space for a tumble dryer, and provision for a fridge freezer. The kitchen is a contemporary and well-appointed space, complete with a ceramic one and a half bowl sink unit beneath a Georgian double-glazed window. The kitchen boasts oak worktops with brick-effect tiled splashbacks, complemented by a range of modern high-gloss white base cabinetry, as well as a tall pull-out larder cupboard. Built-in appliances include a four-ring induction hob with an extractor chimney hood above, and an eye-level oven with a microwave above. Integrated appliances feature a dishwasher and a freezer. A uPVC side door provides access to the side path and garden. The spacious and light-filled lounge/diner offers an inviting atmosphere, with an abundance of natural light filling the space from the rear window and sliding patio doors, which also lead into the conservatory. A stone fireplace with a wooden overmantel houses a wood burner, with an arched inset to the side for storing logs. The dining area provides ample space for a table and chairs, making it ideal for any social gatherings. The room is further enhanced by a feature staircase with a recess beneath, leading to the first floor. At the rear of the property, you'll find a timber-framed conservatory with doors opening to the rear garden, as well as a wall-mounted electric heater, offering a comfortable and inviting space year-round.



## First Floor Accommodation

Ascending to the first-floor landing, the focal window above the staircase bathes the space in natural light. From here, access is provided to the loft space via a retractable ladder, along with doors leading to the bedrooms and the family shower room. The principal bedroom boasts a Georgian window offering expansive views, a recessed area ideal for either freestanding or fitted wardrobes. Bedrooms two and three are generously proportioned doubles, each featuring light and airy atmospheres from the Georgian windows. Bedroom four is a well-sized single room, again benefiting from a Georgian window and built-in wardrobe. The family shower room is a striking example of contemporary design, with a spacious double shower cubicle featuring a part-folding glass screen, a luxurious sunflower shower head, and an additional shower and hair-washing attachment. The room is elegantly appointed with a low flush WC with concealed fittings, creating space for a convenient shelf above. A vanity-style sink unit with two double cupboards beneath, and a fitted shelf above, enhances both form and function. Additional touches of luxury include a glass-fronted, lighted medicine cabinet with glass shelving and a razor point, fully tiled walls, a chrome heated towel rail, and inset ceiling lights controlled by a sensor. An obscured double-glazed window provides privacy while ensuring ample light.

## Outside

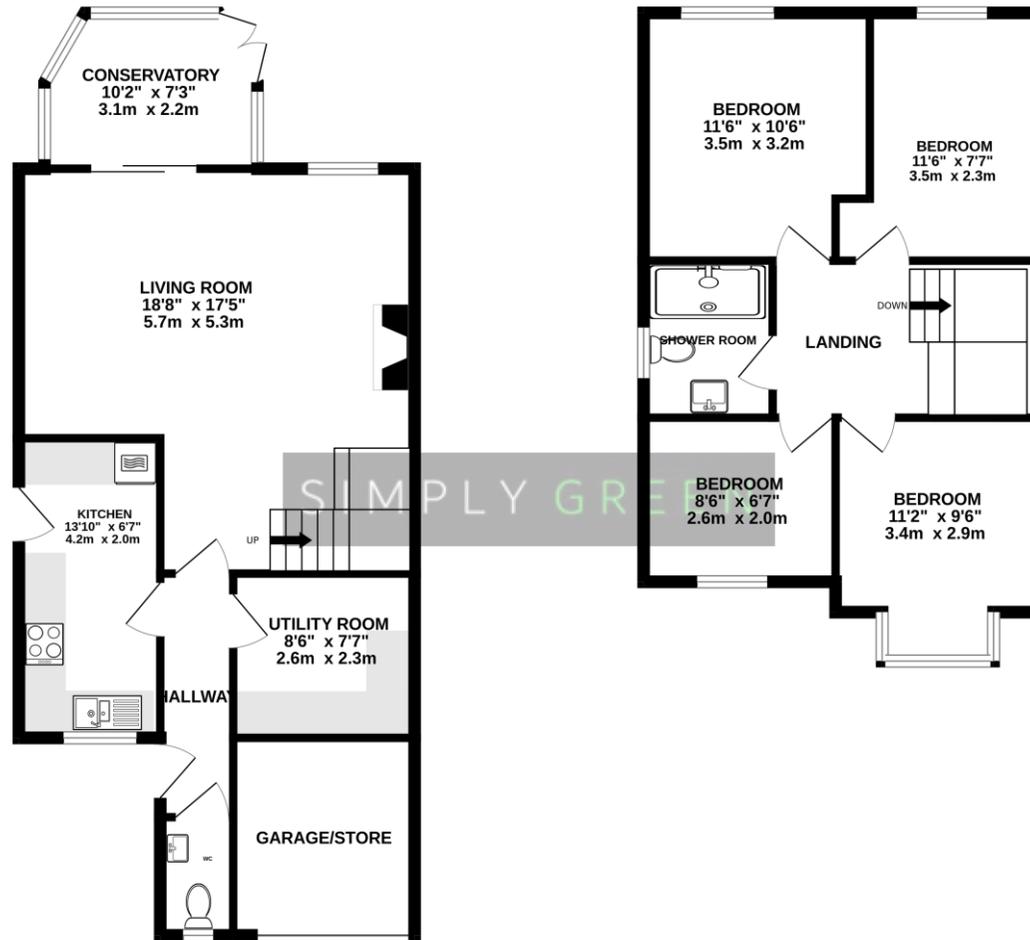
To the front of the property, a tarmac driveway offers ample space for parallel parking and leads to the converted single garage, which features an up-and-over door, additional storage to the front, and both power and lighting. A paved pathway, complemented by a gravelled area to the side, guides you to the elegant front entrance. A wrought iron gate at the side of the property provides access to the kitchen's side door, which in turn leads to the private and tranquil rear garden. The rear garden is predominantly laid to a lush lawn, complemented by a stylish timber decking area, creating an ideal space for outdoor relaxation. In the corner of the garden, a charming summerhouse offers a serene retreat, enhancing the garden's appeal as an idyllic setting for both entertaining and unwinding.



# FLOORPLAN

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1096sq.ft. (101.8 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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