

An aerial photograph of a modern two-story house. The house has a light beige exterior with red brick accents around the windows and doors. It features a dark grey tiled roof and a small dormer over the front door. To the left is a two-car garage with dark blue doors and a brick gable roof. A paved driveway leads to the garage, and a gravel path leads to the front door. The property is surrounded by lush green trees and a white picket fence is visible in the background.

SIMPLY GREEN

---

Sandpiper Way

Torquay

---



# FOUR BEDROOM DETACHED HOUSE

- ◆DETACHED HOUSE
- ◆FOUR BEDROOMS
- ◆PRINCIPLE BEDROOM WITH DRESSING ROOM
- ◆JACK AND JILL ENSUITE
- ◆BEAUTIFULLY PRESENTED THROUGHOUT
- ◆DOUBLE GARAGE AND OFF ROAD PARKING
- ◆LOUNGE WITH SUN ROOM OFF
- ◆STUNNING KITCHEN DINING ROOM
- ◆SPACIOUS CORNER PLOT
- ◆TENURE - FREEHOLD

Effortlessly stylish and ready to move into, this beautifully designed four-bedroom detached home has been thoughtfully updated throughout with high-end finishes, bespoke details, and an abundance of natural light. From the moment you arrive, the home's kerb appeal is undeniable — set behind a spacious double-width driveway with steps and level access leading to the contemporary front entrance.

A show-home standard, move-in-ready four-bedroom detached property offering luxurious living with a modern finish throughout. Featuring a stunning open-plan kitchen with bifold doors, spacious lounge and conservatory, plus a formal dining room. The principal bedroom boasts a private dressing area and access to a luxury Jack & Jill bathroom, with further en-suites and fitted storage in other bedrooms. Outside, enjoy landscaped wraparound gardens with composite decking, play area, vegetable beds, and access to the front.





## Accommodation

Effortlessly stylish and ready to move into, this beautifully designed four-bedroom detached home has been thoughtfully updated throughout with high-end finishes, bespoke details, and an abundance of natural light. From the moment you arrive, the home's kerb appeal is undeniable — set behind a spacious double-width driveway with steps and level access leading to the contemporary front entrance. A convenient EV charging point and double garage with electric twin up-and-over doors, power and lighting complete the front aspect.

Step inside and you're welcomed into a striking entrance hallway with grey-toned LVT flooring flowing throughout, a feature panelled wall, and LED-lit under-stairs storage. Brushed black nickel sockets and switches run seamlessly through the home, enhancing the luxury feel. A stylish ground floor cloakroom offers a concealed cistern WC and matte black vanity basin with mixer tap and splashback, alongside a sleek vertical radiator and obscured glazed window.

The main living space is warm and inviting, with a feature gas fire, half-height wall panelling, and ceiling coving. French doors open into an expansive conservatory, which wraps around the rear of the property, flooded with light via UPVC windows and offering beautiful garden views. The herringbone flooring adds warmth and texture, while further French doors provide direct garden access.

To the front, the formal dining room is equally well-appointed, complete with a feature panelled wall, stylish nickel sockets, dimmable lighting, and dual-aspect windows. The heart of the home is the impressive open-plan kitchen/dining area — a true showstopper. This space boasts a sleek range of modern units, integrated appliances including fridge/freezer, dishwasher, eye-level double oven and grill, warming drawer, and a contemporary fibre gas hob with an extractor above. The central island doubles as a breakfast bar, perfect for entertaining. Full-width bifold doors open effortlessly onto the rear garden, creating an ideal indoor-outdoor flow.





Upstairs, the first-floor landing continues the home's modern styling with brushed chrome spotlights and access to the loft and linen cupboard. The principal suite is a peaceful retreat, featuring a bold feature panelled wall, large UPVC windows to the front, and a fitted dressing area with floor-to-ceiling wardrobes, shelving, and vertical radiator. A private Jack & Jill bathroom adjoins the bedroom, fitted with a modern white suite comprising a panelled bath with black rainfall shower and mixer tap, a glass shower screen, floating vanity basin with splashback, and low-level WC — all finished with stylish tiling, black fittings, and brushed chrome lighting.

Bedroom two is another generously sized double, with dual front-facing UPVC windows, a fitted wardrobe, feature panelled wall, and a private en-suite complete with shower cubicle, pedestal wash basin, and WC. Bedroom three overlooks the rear gardens and enjoys half-height panelling and fitted wardrobes with hanging and shelving space, while bedroom four offers stunning elevated views across Torquay, a central heating radiator, media point, and plenty of space for a home office or guest room setup.

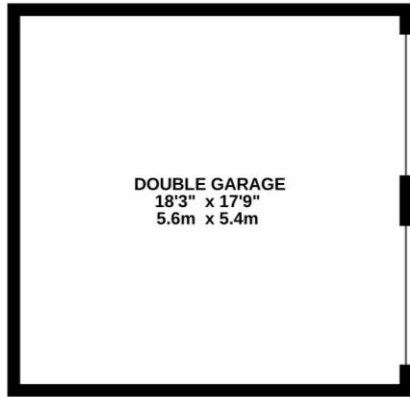
The rear garden is a true extension of the living space — designed for modern family life and entertaining. The tiered composite decking is edged with matte black balustrades and glass inserts, enhanced by inset downlights for evening ambience. From here, steps lead to a level lawn and children's play area, all enclosed by mature shrubs and trees for privacy. Complete with stone-chipped raised beds, a vegetable plot, and a hardstanding area for a shed or greenhouse with both power and water present with potential to add a home office, creating pockets of peace and productivity throughout.

A rare opportunity to purchase a completely modernised, move-in-ready home in one of Torquay's most desirable residential areas — combining space, style, and a superb finish from top to bottom.

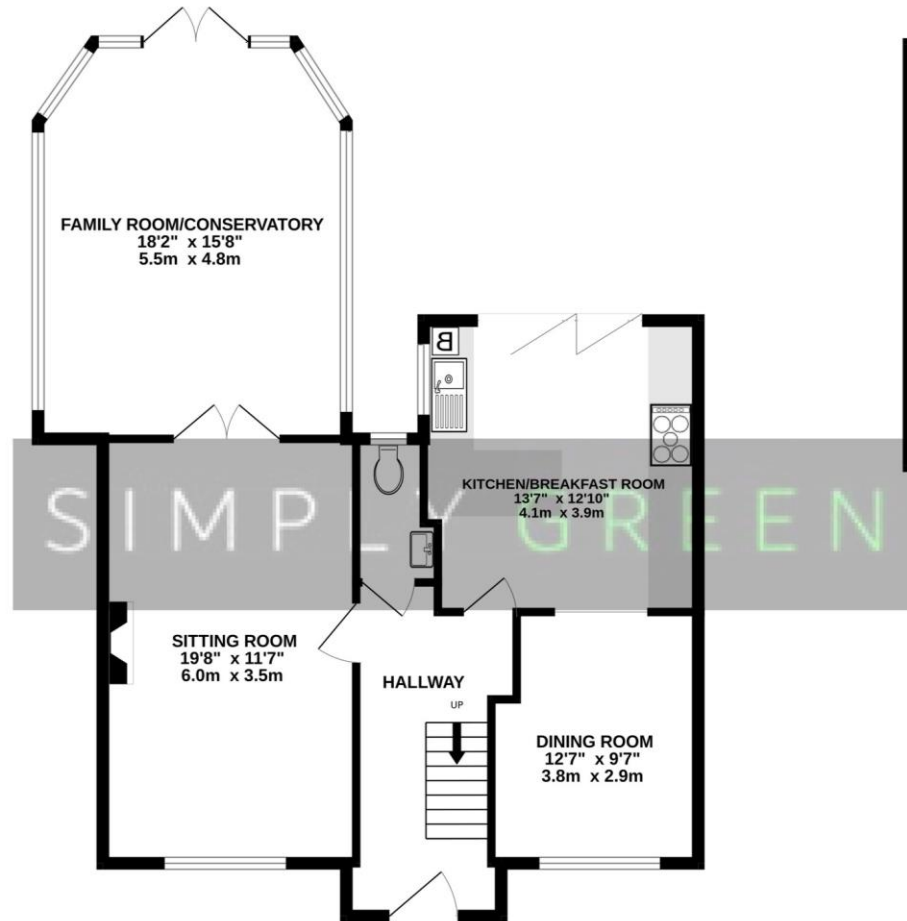


# FLOORPLAN

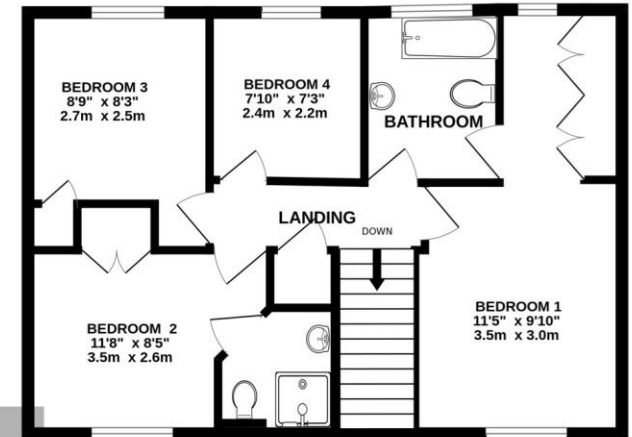
DOUBLE GARAGE



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, 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.  
Made with Metropix ©2025



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!**

## CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL  
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL  
REALLY THE BEST ONE  
AVAILABLE?**

THIS FREE SERVICE COULD  
SAVE YOU MONEY,  
ON WHAT IS MOST LIKELY  
YOUR BIGGEST  
SPEND!



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

LET US ARRANGE  
A QUOTE FOR  
REMOVALS FROM A  
LOCAL COMPANY

**EPC:**

**COUNCIL TAX BAND: E**

**TENURE: FREEHOLD**

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.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET