



SIMPLY GREEN

Hawthorn Close

Newton Abbot

TWO BEDROOM SEMI DETACHED HOUSE

- ◆SEMI DETACHED HOUSE
- ◆TWO BEDROOMS
- ◆EXTENDED KITCHEN DINING ROOM
- ◆GARAGE AND DRIVEWAY
- ◆TIERED REAR GARDENS
- ◆MODERN FINISHES THROUGHOUT
- ◆FURTHER DEVELOPMENT POTENTIAL
- ◆SOUGHT AFTER AREA OF ALLER
- ◆UTILITY ROOM
- ◆TENURE - FREEHOLD

A spacious and versatile semi detached house situated in a desirable area of Aller, offering flexible living with an extended kitchen/diner with a lounge off, two bedrooms and a modern family bathroom. With further development potential by accommodating a staircase into the garage & utility room (subject to necessary consents). The stylish open-plan rear extension features skylights, French doors, and a well-equipped kitchen, leading out to a beautifully tiered garden with patio and lawn areas. Ample off-street parking, a garage with utility room and further storage space offer excellent potential for home working or development.



Accommodation

Versatile and spacious home offering a flexible layout, extended living space, and a beautifully landscaped tiered garden, all situated in a sought-after residential location.

Upon entering through a UPVC double-glazed door with an obscured glazed side panel, you're welcomed into a central hallway with vinyl flooring, coving to ceiling, radiator, and access to all rooms. There's a built-in storage cupboard, access to the loft, and a wall-mounted thermostat for convenience.

The property boasts a stylish extended kitchen/lounge/diner—a stunning open-plan space perfect for modern living. A flat roof lantern and spotlights brighten the area, with French doors opening out to the garden. The kitchen is fitted with a range of matching wall and base units, metro tiled splashbacks, integrated dishwasher, sink with mixer tap, and space for a range cooker with extractor fan. There is also a vertical radiator and feature electric fire in the lounge area, creating a welcoming and social atmosphere, accessible via French Doors off of the kitchen dining room.

There are two well-proportioned bedrooms to the front, each with UPVC double-glazed windows, central heating radiators, and a range of power and media points.

The modern family bathroom is finished with a sleek, tiled surrounds and features a panelled bath with mixer tap and shower over, a concealed cistern WC with vanity wash basin and worktop, LED-lit mirror, chrome heated towel rail, extractor fan, and obscured window to the side.



Outside, steps lead from the rear extension up to a tiered garden, featuring a paved courtyard seating area with timber balustrades, fenced lawn sections, and mature trees offering privacy and charm. This tranquil outdoor space is ideal for entertaining, relaxing, or gardening enthusiasts.

To the front, there is ample off-street parking for multiple vehicles, a level lawn, gravel borders, and mature shrub beds adding kerb appeal.

A garage offers further storage or development potential, with an up-and-over door, lighting, power points, and a separate utility room housing plumbing for white goods and a wall-mounted boiler.

Agents Notes

The current vendors have explored developing and integrating the garage and utility into the main house with an internal staircase (subject the necessary consents).

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Services

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

Local Authority

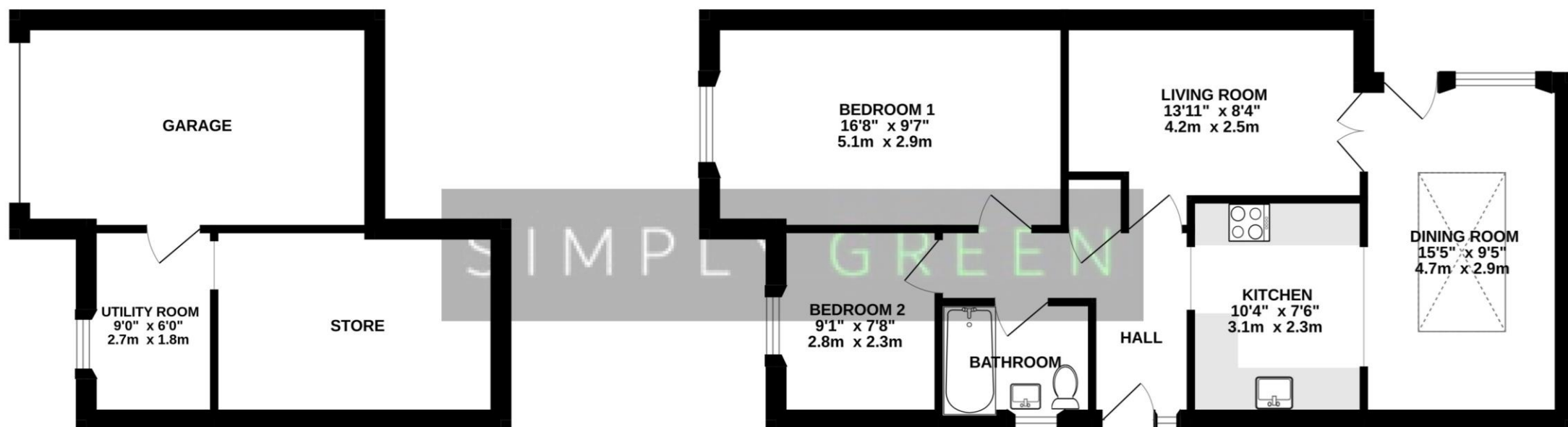
Teignbridge District Council



FLOORPLAN

GROUND FLOOR

FLOOR 1



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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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.



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