

SIMPLY GREEN

Little Hayes  
Kingsteignton





Offered to the market is this spacious family home with flexible accommodation, generous gardens and integral garage. The ground floor features a welcoming hallway, cloakroom/WC, large bay-fronted lounge/diner with patio doors to the rear garden, and a modern fitted kitchen with integrated appliances. A versatile breakfast room/home office also enjoys direct garden access. Upstairs, the home offers four/five bedrooms, including a master with fitted wardrobes and ensuite, plus a stylish family bathroom. The rear bedrooms enjoy far-reaching views towards Dartmoor. Outside, there's a brick-paved driveway for two vehicles, a level lawned garden to the front, and a private rear garden with patio, lawn and Devon bark backdrop. The integral garage includes a utility area with plumbing, shelving and modern Worcester boiler. A superb family home combining space, versatility and convenience.

This property is located within Kingsteignton, in the highly desirable area of Rydon. The property is conveniently located close to the A380 for commuters to Exeter and Torbay. Kingsteignton has various amenities, including a new primary school on the development, parish church, a variety of shops, outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities and a hospital.

A welcoming canopied porch with external lighting and a part-glazed patterned wood effect door opens into the entrance hallway, where stairs rise to the first floor. There is useful under-stairs storage and access to the integral garage.

On the ground floor, the accommodation includes a cloakroom/WC with UPVC obscure double glazed window, wash hand basin with fitted storage beneath, heated towel rail, and part tiled walls. The spacious lounge/diner enjoys a bay-fronted UPVC double glazed window to the front aspect, wall lights, and a feature fitted electric fire with an attractive hearth, backing, and wooden surround. The dining area comfortably accommodates a table and chairs for entertaining, with sliding patio doors opening directly onto the rear garden.

A door from the dining area leads into a modern fitted kitchen, featuring a UPVC double glazed window overlooking the garden, a 1½ bowl sink inset into a laminate worktop, and a range of matching base and wall units with drawers. Integrated appliances include a stainless steel four-ring gas hob with extractor hood, electric oven, and combination oven. There is plumbing for a dishwasher, space for fridge and freezer, and an under-stairs pantry with fitted shelving. From here, doors lead back to the hallway and also into a versatile breakfast room/study, ideal as a home office, with sliding patio doors opening to the garden.

### **First Floor**

The landing provides access to the insulated loft space, a built-in airing cupboard, and doors to the principal bedrooms.

The master bedroom is a generously sized double with a front aspect window, fitted double wardrobes, and an en suite shower room comprising a tiled shower cubicle, WC, pedestal wash hand basin, extractor fan, shaver point, and fully tiled walls. The second bedroom is another double room with a front aspect window and fitted single wardrobe. The third bedroom is also double in size, with a rear aspect window enjoying far-reaching Dartmoor views and overlooking the attractive rear garden. It features a built-in double wardrobe with shelving and hanging space. Bedrooms four and five are linked by a connecting door, each with rear aspect windows and further Dartmoor views. The fourth bedroom is particularly versatile, suitable as an office, nursery, or walk-in wardrobe. The family bathroom completes the first floor, fitted with a panelled bath with electric shower over, WC, pedestal wash hand basin, heated towel rail, tiled walls, inset spotlights, and shaver point.



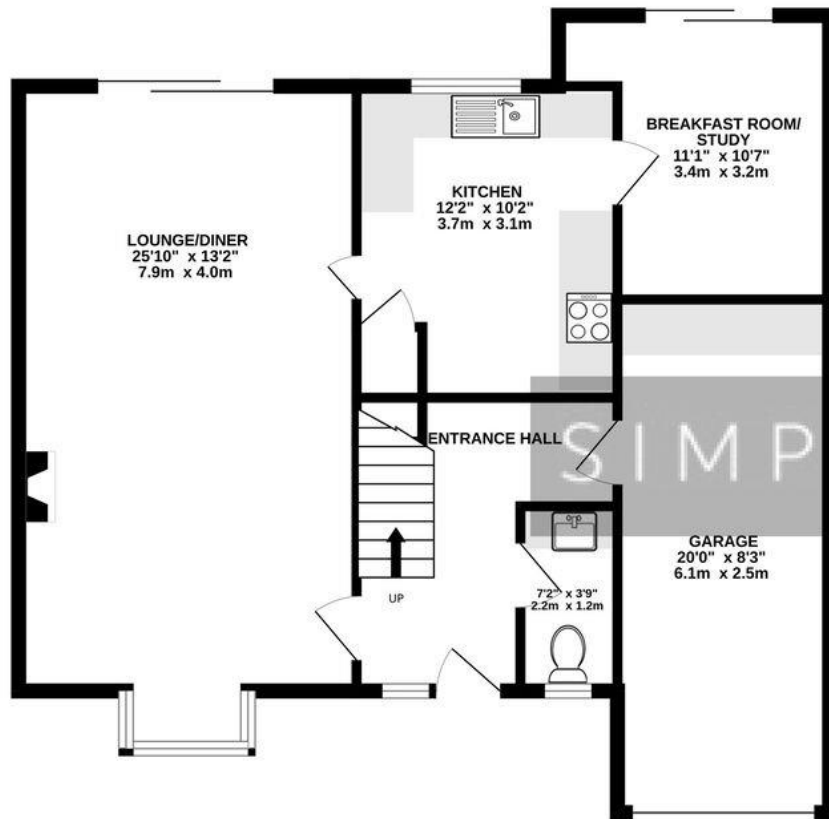




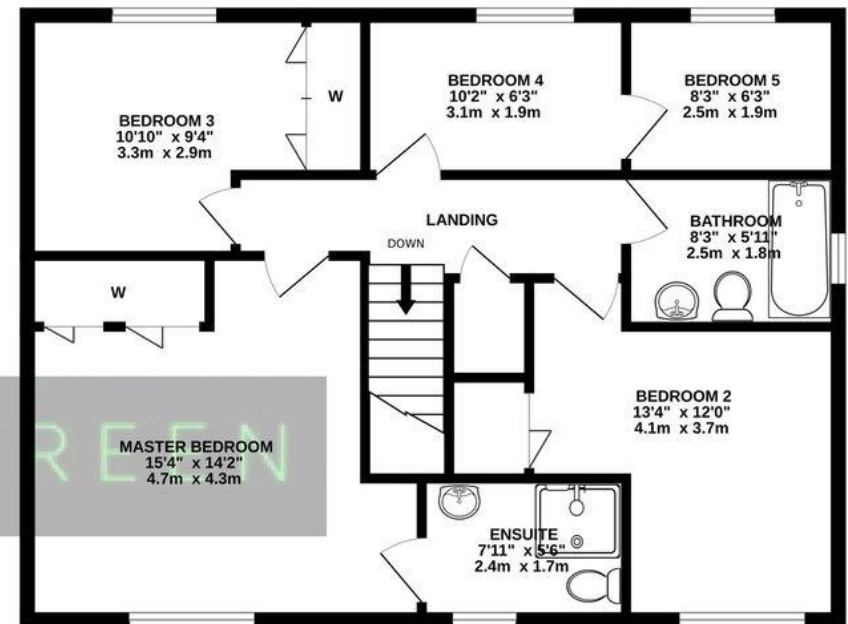




GROUND FLOOR



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.  
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## 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.



## Outside

To the front, a wide brick-paved driveway provides parking for two vehicles alongside a level lawn with shrub borders. The integral garage has an electric up-and-over door, while a timber side gate leads to the rear. The rear garden is mainly laid to lawn, enclosed by timber fencing and a Devon bank, with a paved patio ideal for outdoor dining. There is external lighting, an outside tap, power point, and access to the house via two sets of sliding patio doors from the dining room and study. A pathway continues around the side of the property with further external lighting and gated front access. The integral garage includes a utility area to the rear with plumbing for a washing machine, space for a tumble dryer, fitted shelving, worktop space, and a modern wall-mounted Worcester gas boiler providing heating and hot water.

Viewings are highly recommended to appreciate the location and the potential this property offers.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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