



SIMPLY GREEN

Laurie Avenue, Newton Abbot, TQ12 1NW
Newton Abbot

Guide Price
£350,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Close To Local Amenities
- Four Well Proportioned Bedrooms
- Large Rear Garden
- Ample Driveway Parking
- Great Family Home
- Downstairs W/C
- Principle Bedroom w/ Ensuite
- Modernised Kitchen w/ Utility
- All Integral Appliances
- Ample Storage Solutions

Property Type: Semi Detached House

Council Tax Band: C

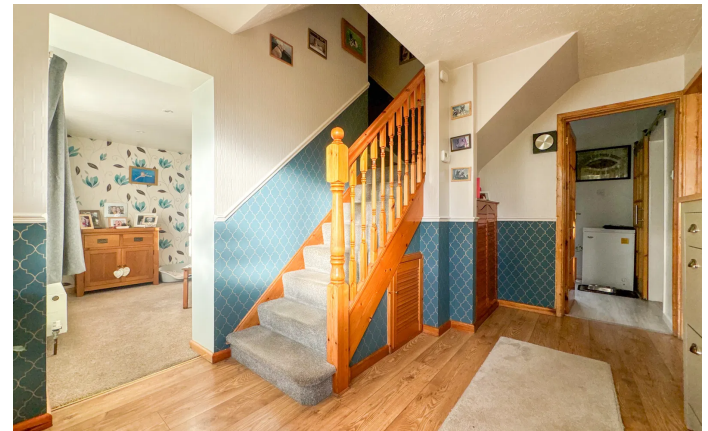
Tenure: Freehold

This spacious four-bedroom semi-detached home is ideally situated in the heart of Newton Abbot, within easy reach of shops, schools, parks, scenic nature walks, and other local amenities. The ground floor offers generous living accommodation, including a formal lounge, a separate dining room, and a modern kitchen with utility area and a convenient downstairs W/C. Upstairs, the property features four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom. Externally, the home boasts ample driveway parking and a substantial rear garden, complete with multiple seating areas and a large lawn—perfect for outdoor entertaining and family life.



Location

Nestled in the heart of Newton Abbot, this property enjoys an enviable location, offering a flat and effortless access to a wealth of local amenities, including esteemed shops, schools, and other essential services.





Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious and inviting hallway, providing access to all principal rooms and the staircase leading to the first floor. To the front of the property, the lounge offers a generously proportioned living space, enhanced by large double-glazed windows at both the front and rear aspects, allowing for an abundance of natural light throughout the day. Adjacent to the lounge is the formal dining room—an elegant space equally well-lit, featuring integrated recessed shelving and a charming focal fireplace that adds character and warmth to the room. To the rear of the property lies the contemporary kitchen, newly fitted in 2024. This thoughtfully designed space is equipped with high-quality, integrated appliances including a fridge-freezer, eye-level oven, dishwasher, and a vented hob. These are all seamlessly set within sleek grey matte cabinetry and complemented by stunning white marble-effect stone worktops, offering both functionality and modern aesthetic appeal. Adjoining the kitchen is a practical utility room, providing ample space for a washing machine and tumble dryer. This area also houses the ground floor W/C, complete with a wash basin and toilet. From the utility room, UPVC French doors lead directly out to the rear garden, adding further convenience and access.

First Floor Accommodation

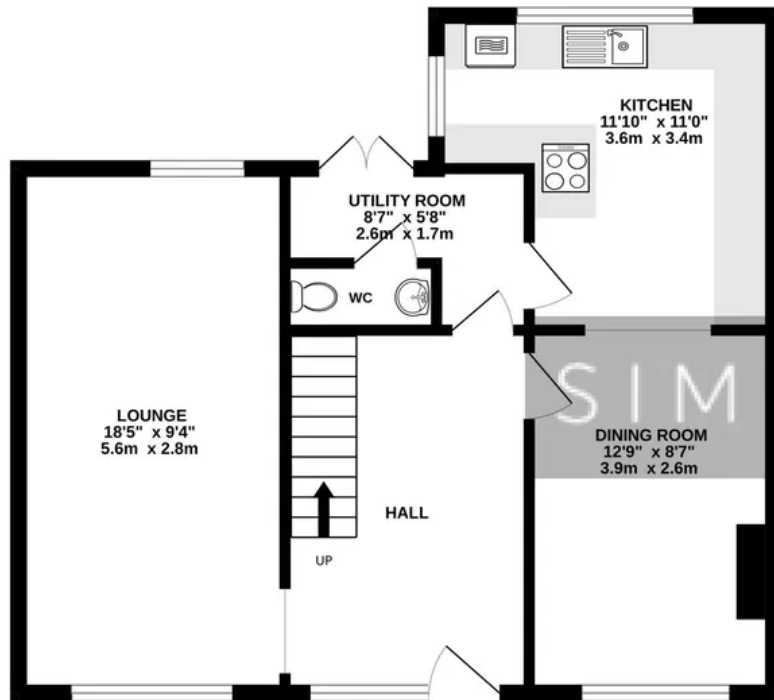
Ascending to the first floor, the staircase branches in two directions, offering access to the sleeping quarters. To the left, you'll find the impressive principal bedroom, occupying the full width of the property. This generously sized room benefits from large windows that flood the space with natural light, creating a bright and airy atmosphere. To the rear of the room is a stylish en-suite, thoughtfully designed with a minimalist touch and featuring a concealed shower, W/C, and wash basin. Following the staircase to the right leads you to the remaining bedrooms and the main family bathroom. The bathroom is spacious and well-appointed, comprising a corner shower unit, ceramic bath, wash basin, and W/C—offering both functionality and comfort for everyday use. Bedrooms two and three are both well-proportioned, providing ample floor space and enjoying excellent levels of natural light. The fourth bedroom, while more compact, is ideally suited as a nursery, home office, or guest room, adding flexibility to the overall layout of the home.

External Features

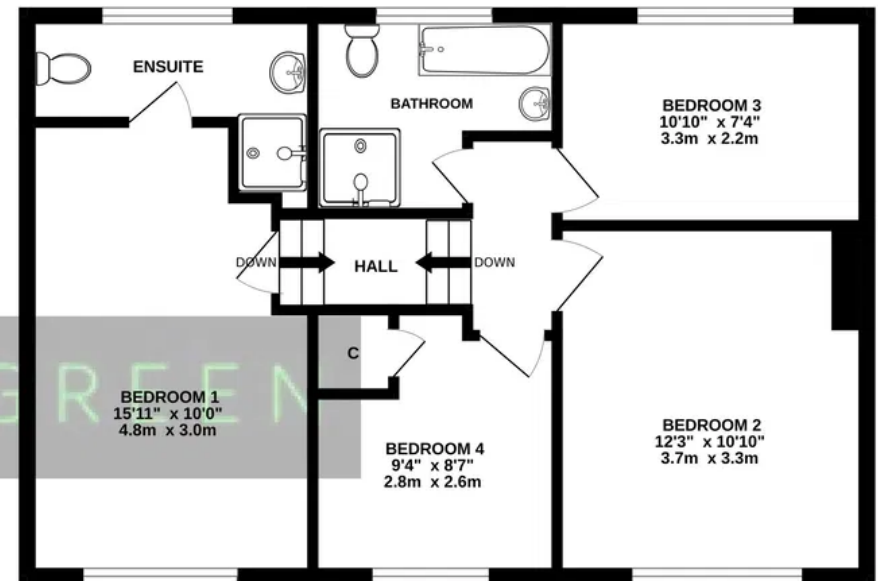
To the front of the property, a generously sized driveway provides ample off-street parking for three or more vehicles, depending on configuration—ideal for families or those with multiple cars. To the rear, the property boasts a beautifully landscaped garden designed with both relaxation and entertaining in mind. The outdoor space features multiple patio seating areas, thoughtfully positioned to enjoy the sun throughout the day, as well as a spacious lawn area—perfect for families, outdoor gatherings, or simply unwinding in your own private oasis. There is also a well sized outdoor storage space.



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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AND

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