

SIMPLY GREEN

Football Lane, Kingsteignton, Newton Abbot, TQ12 3LS

Newton Abbot

Guide Price
£320,000



Bedrooms: 4 | Bathrooms: 1 | Reception: 1

- No Chain!!
- Dormer Chalet Bungalow
- Detached
- Good Size Kitchen
- Well Proportioned Rooms Throughout
- Utility Space
- Off Road Parking
- Level Location
- Close To Local Amenities
- Separate W/C on Ground Level

Property Type: Detached Bungalow

Council Tax Band: C

Tenure: Freehold



This well-presented no chain four-bedroom detached dormer chalet bungalow is pleasantly situated on the quiet and sought-after Football Lane. The property offers a generously sized kitchen, a bright and airy lounge ideal for modern living, and a versatile ground-floor bedroom. The first floor comprises three further well-proportioned bedrooms, all benefiting from Velux windows that enhance natural light, along with a contemporary family bathroom. Externally, the property features a private driveway providing off-road parking for two vehicles, including a sheltered parking area. Side-gated access leads to the rear, where there are two attractively patioed garden spaces, ideal for outdoor entertaining and low-maintenance living. Conveniently located on a level plot, the property is within easy reach of local amenities, making it an ideal family home.





Ground Floor Accommodation

Upon entering the property, you are welcomed into a practical entrance porch, ideal for storing coats, shoes, and outdoor essentials. This flows seamlessly into the main entrance hallway, which provides access to all principal ground-floor rooms and sets the tone for the well-planned accommodation throughout. The spacious lounge/diner is a standout feature of the home, offering a bright and inviting living environment enhanced by dual-aspect windows and sliding patio doors that open directly onto the garden, creating an excellent sense of indoor-outdoor living. This well-proportioned room also discreetly incorporates the staircase behind a separating wall, leading to the first floor. Additional features include a single-panel radiator, TV point, and thermostat controls. The kitchen is generously sized and thoughtfully arranged, providing an abundance of fitted cabinetry and extensive work surface space. It is well equipped with an integrated double oven, four-ring gas hob, plumbing for a washing machine, tiled splashbacks, tiled flooring, a double-panel radiator, door leading to the side of the property and fitted spot lighting, making it both functional and stylish. Bedroom Four, currently utilised as a dining room, is a versatile and valuable addition to the property. Ideally suited for single-level living, guest accommodation, or use as an additional reception room, the space benefits from multiple electrical outlets and a large window that allows an abundance of natural light to flood the room. Completing the ground floor is a useful cloakroom, offering convenient storage for everyday outdoor wear and further benefiting from a WC, pedestal wash hand basin, and a fitted medicine cabinet.

First Floor Accommodation

Rising to the first floor, you are greeted by a spacious landing that provides access to all bedrooms and the family bathroom, continuing the home's well-balanced and practical layout. The principal bedroom is a generously proportioned space, benefitting from double-glazed Velux windows that allow an abundance of natural light to flood the room. Additional features include a double-panel radiator and a telephone point, creating a comfortable and functional retreat. Bedroom Two is also well sized and enjoys a front-facing double-glazed window, a double-panel radiator, and convenient access to the loft area. Bedroom Three follows the same theme of generous proportions and light-filled accommodation, featuring two Velux windows, a double-panel radiator, a TV point, and access to useful eaves storage. The family bathroom is well appointed and of good size, comprising a three-piece suite including a panelled bath with shower over and glass shower screen, wash hand basin, and low-level WC. Further benefits include a fitted medicine cabinet, single-panel radiator, tiled flooring, and neutral finishes throughout.

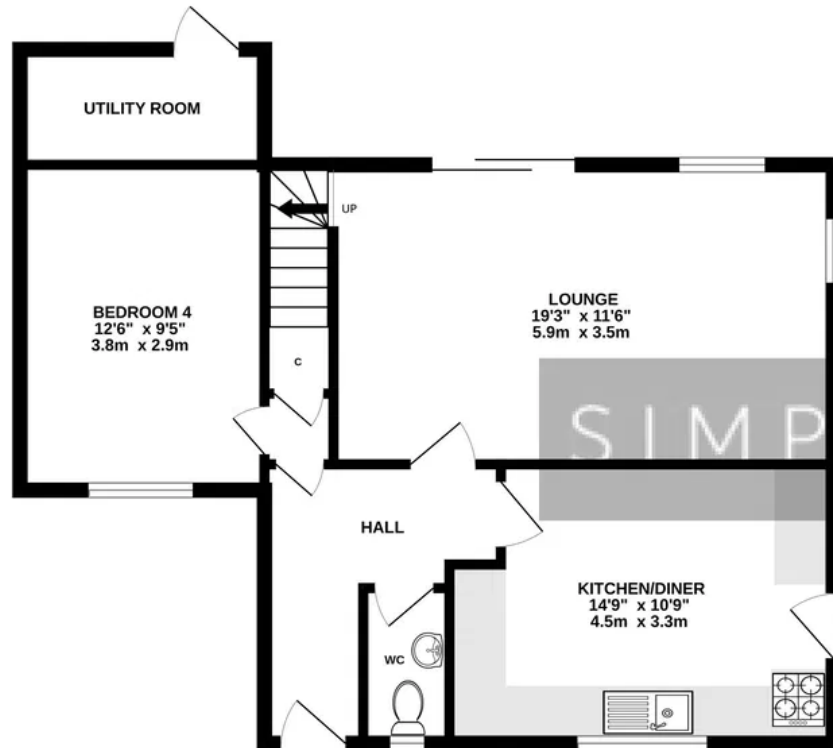
External Features

To the front of the property, there are two side-by-side off-road parking spaces, providing convenient and easily accessible parking. This is complemented by a well-proportioned front garden and a pathway leading to the main entrance, all attractively enclosed by a raised boundary wall, offering both definition and kerb appeal. A side gate provides access to the rear of the property, where a generous patio area runs along the side and wraps around to the rear, creating an ideal space for outdoor seating and entertaining. The main garden area is designed with ease of maintenance in mind, making it perfect for those seeking a low-maintenance outdoor space without compromising on usability.



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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