



# RE/MAX

## PROPERTY HUB



### **8. Hazel Close, Newton Abbot, TQ12 4JY**

**Guide price £380,000**

RE/MAX are delighted to bring to the market this superbly presented 4/5 bedroom detached family home in a cul-de-sac position within the popular Milber area of Newton Abbot. There are two spacious reception rooms and an office/playroom/5th bedroom. There is also a well fitted modern kitchen. Gas central heating and double glazing are installed and outside there is ample driveway parking and an easy to maintain rear garden with a patio area and lawn. Internal viewings come highly recommended to appreciate the location and accommodation this lovely home offers.

Hazel Close is a sought after cul-de-sac in the popular Milber area approximately 2 miles from the centre of the market town. There is a convenience store, supermarket and bus route close by. The property also has easy access to the A380 to Torbay and Exeter (M5 beyond) and the mainline train station. Newton Abbot has a wide range of shopping, business and leisure facilities and is also near the coastal region of Torbay and the Dartmoor National Park.

#### Accommodation

The entrance hallway has a cloakroom/WC and stairs to the first floor. The lounge is to the front and has a walk in bay window and a built in electric fireplace. An opening leads to the dining room which in turn has French doors to the rear garden. There is a well fitted modern kitchen with integrated appliances including range cooker, fridge/freezer, washing machine and tumble dryer. Also on the ground floor there is a office/5th bedroom which is has its own entrance door and door to the rear garden. Upstairs there are four bedrooms, master en-suite and a family bathroom with Jacuzzi bath.

#### Ground Floor

Entrance Hallway

Cloaks/WC

Office/ Bedroom 5 17' 3" (5.26m) x 7' 11" (2.41m)

Lounge 14' 6" (4.42m) x 11' 7" (3.53m)

Dining Room 11' 11" (3.63m) x 9' 8" (2.95m)

Kitchen 13' 1" (3.99m) x 11' 3" (3.43m)

#### First Floor

Landing

Bedroom 1 13' 2" (4.01m) x 11' 11" (3.63m)

En-Suite Shower Room

Bedroom 2 11' 10" (3.61m) x 8' 9" (2.67m)

Bedroom 3 9' 3" (2.82m) x 6' 7" (2.01m)

Bedroom 4 9' 3" (2.82m) x 6' 7" (2.01m)

Bathroom

#### Parking

Outside there is ample driveway parking to the front.

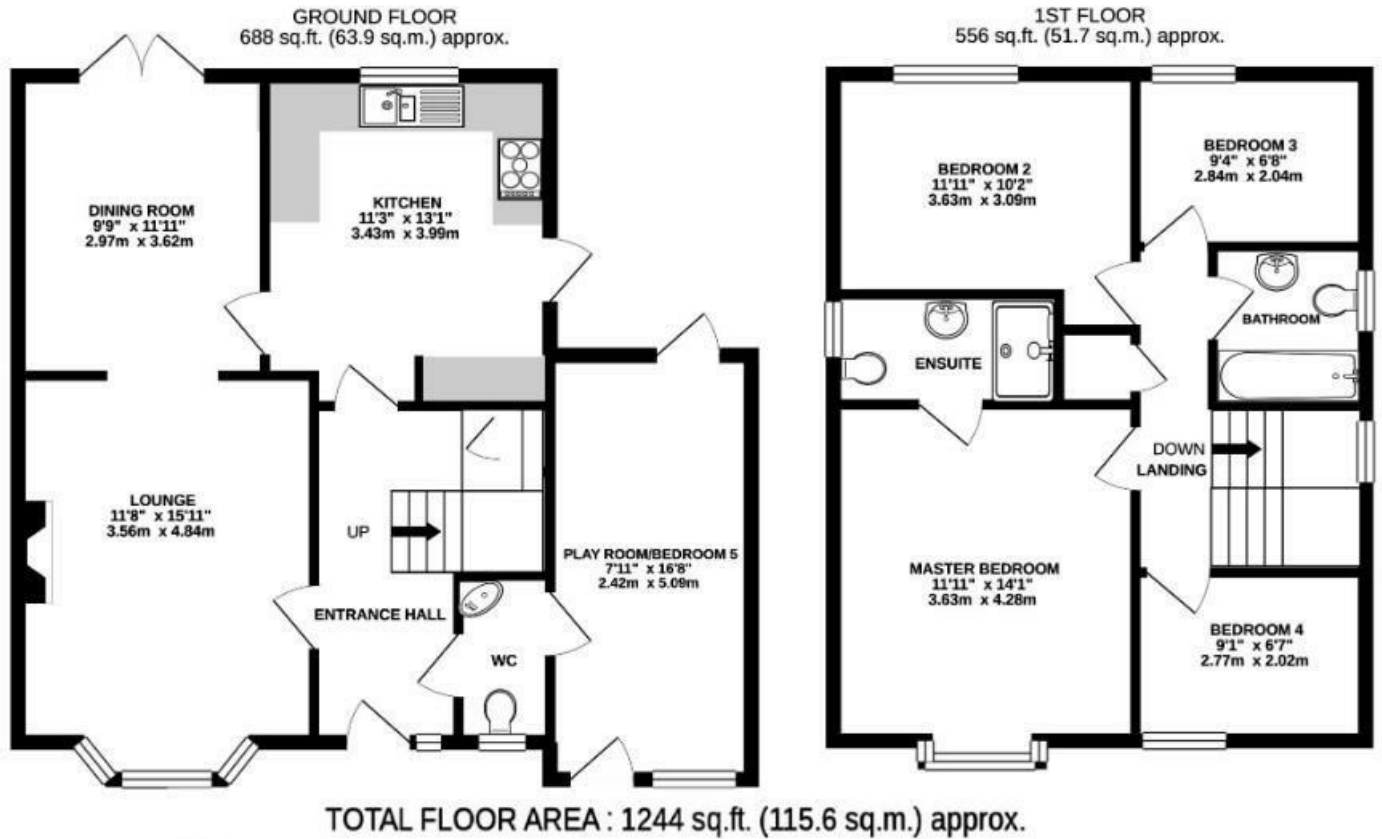
#### Garden

There is a rear enclosed garden with a large patio area, lawn, timber shed and patio area with a covered roof .

#### Agent's Notes:

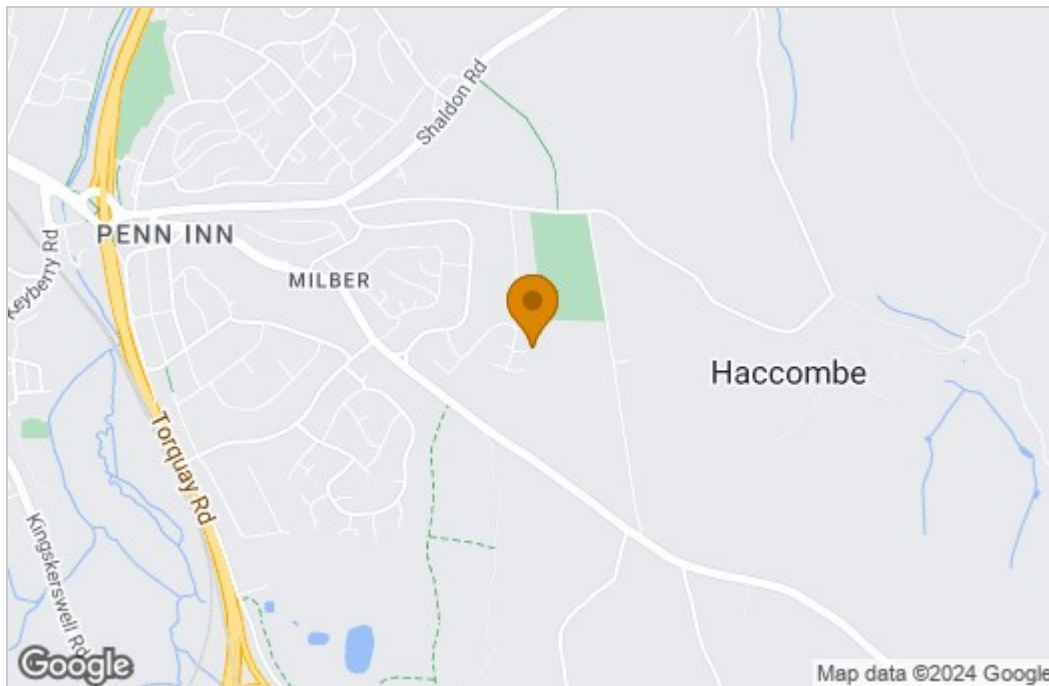
Council Tax: Currently Band D

## Floor Plan

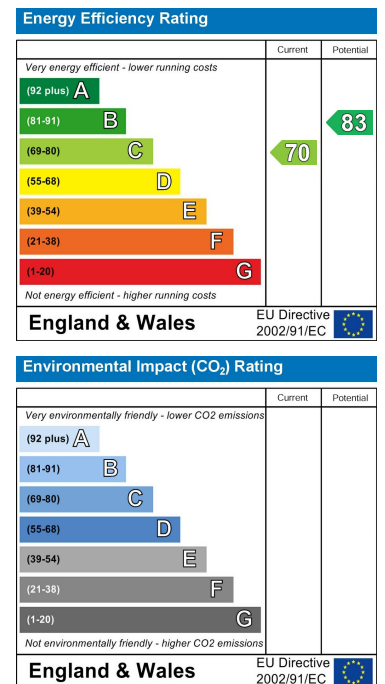


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



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