



# RE/MAX

## PROPERTY HUB



**30 Beacon Drive, Newton Abbot, TQ12 1GG**

**Asking price £700,000**

Situated in the sought after area of Highweek, Beacon Drive forms part of the small and exclusive Daracombe Gardens development, built by renowned developer, David Wilson Homes in 2014. Situated within the fringe of the historic market town of Newton Abbot, Highweek benefits from its own village pub, village hall, schools and countryside walks. With the A38 being less than 3 miles away, and the A380 1.5 miles away, the area has excellent transport links to Exeter, Torquay, Plymouth, and beyond.

The property itself is an outstanding 5/6 bedroom detached house, set on an extremely generous sized plot. The current owners have lived in the Property since newly constructed, and have kept it in excellent condition throughout. With three reception rooms, a beautiful rear garden, and a large double garage, this is an incredibly versatile and impressive family home.

## Accommodation

The front door leads to an open and spacious ground floor entrance hall which immediately draws your attention to the large, impressive family kitchen/dining area to the rear of the Property. This room features modern matching wall and base level soft close units with under unit lighting, and beautiful Italian black granite worktops, recently added by the owners. An island unit offers additional seating and storage underneath, also with matching granite worktop. The kitchen boasts a variety of integral appliances such as a dishwasher, fridge freezer, induction hob, stainless steel extractor hood, and double oven. The room also benefits from a 1.5 bowl stainless steel sink with Monobloc mixing tap, overlooking the immaculate rear garden via the double glazed window, white tiled flooring, and spotlights throughout. Large UPVC french doors open out into the rear garden, bringing an 'al fresco' feeling to the Property. From the kitchen you will find a door to the separate utility area, with a range of modern units with granite worktops, stainless steel sink, plumbing for a washing machine, space for a tumble dryer, and a double glazed door to the side of the Property. Furthermore, a door from the kitchen leads to the integral double garage with up and over doors, lighting, and power. To the front of the garage is an electric charging point.

From the entrance hall you will also find the large living room, again with french doors leading out into the rear garden, an additional reception room to the front of the Property, which can be used for a variety of reasons such as an office, playroom, or formal dining space. To complete the downstairs accommodation, you will find a cloakroom with a low level flush WC and pedestal wash hand basin, and understairs storage.

Leading upstairs, the elegant split staircase ascends to an impressive gallery landing area, which leads to five double bedrooms, two with en-suites, family bathroom, sixth bedroom/study and large airing cupboard.

The spacious master bedroom comes complete with built in wardrobes, and a large modern fitted en-suite bathroom with an excellent sized shower cubical, separate bath, washbasin, WC and heated towel rail.

Bedroom 2 has delightful views over the rear garden and woodland, with a further excellent sized en-suite, consisting of a shower cubicle, washbasin, WC and heated towel rail. You then find a further three spacious bedrooms, and the family bathroom, hosting a bath, separate shower cubical, washbasin, WC and heated towel rail. Bedroom 6 is currently being used as a second home office, but would also be ideal as a further bedroom or nursery.

Access to the large loft area is gained via the landing, which has a built in ladder and is part boarded, with all bedrooms and bathrooms having the benefit of double glazed windows and gas central heating.

Externally, the Property enjoys a truly superb enclosed laid to lawn rear garden, boasting a variety of shrubs and hedgerow, backing onto woodland. An extended patio area laid down with grey porcelain slabs, lends itself to an excellent outdoor entertaining space, being directly accessible from the french doors leading from the kitchen/diner and living room. The garden also has a shed, outside tap, electrical socket, and outdoor lighting.

The front of the Property has a laid to lawn area, with pathways leading to the front door, and along the side of the Property to the rear, with the benefit of a gate. There is a large driveway directly in front of the double garage, which allows parking for four vehicles, and use of the electric charging point.

## Dimensions

Entrance Hall

Cloak Room

Kitchen Dining Family Room - 25'5" (7.75m) Max x 15'10" (4.83m) Max

Utility Room - 7'8" (2.34m) x 5'6" (1.68m)

Living Room - 20'2" (6.15m) x 13'4" (4.06m) Max

Play Room/Study - 10'6" (3.2m) x 9'1" (2.77m)

Galleried Landing

Main Bedroom Suite - 17'5" (5.31m) x 15'3" (4.65m)

Into Recess

Ensuite Bathroom

Guest Bedroom - 16'3" (4.95m) Into Recess x 13'6" (4.11m) Into Recess

Ensuite

Bedroom Three - 14'7" (4.45m) x 13'0" (3.96m) Into Recess

Bedroom Four - 12'3" (3.73m) x 11'6" (3.51m)

Bedroom Five - 12'11" (3.94m) Max x 12'1" (3.68m)

Bedroom 6 / Home Office - 9'10" (3m) x 9'8" (2.95m) Into Recess

Family Bathroom

Integral Double Garage - 18'3" (5.56m) Max x 17'4" (5.28m) Max

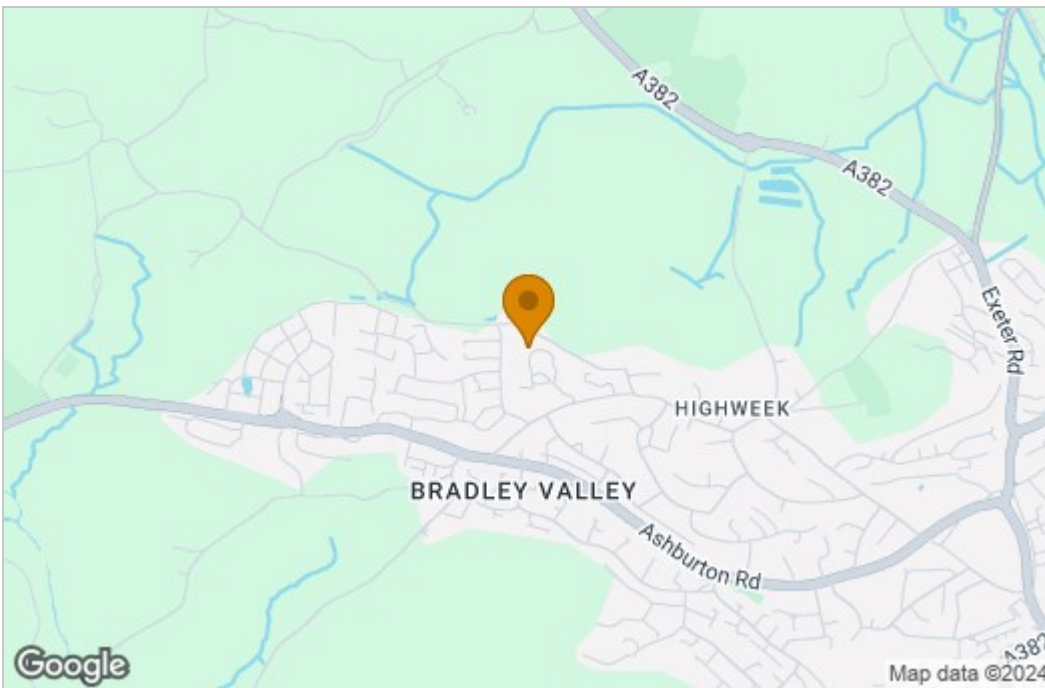
## Agents Notes

In accordance with S21 of the Estate Agents Act 1979, it is hereby disclosed that the Vendor of this property is a family member of Ryan Flory at RE/MAX Property Hub.

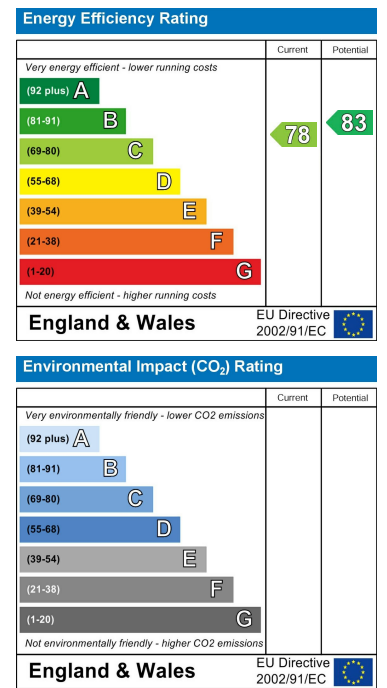
# Floor Plan



# Area Map



# Energy Efficiency Graph



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