



**Connells**

Buttercup Way  
Newton Abbot



## Property Description

GUIDE PRICE £550,000 - £575,000. This stunning detached property offers six bedrooms, one family bathroom, two ensembles, a downstairs cloakroom and two reception rooms, spread over three floors. The house is situated in Buttercup Way, a quiet and friendly neighbourhood on the edge of Newton Abbot, with easy access to local amenities, schools and transport links.

The ground floor features a bright and airy lounge, a contemporary kitchen/diner with integrated appliances with large bi-fold doors opening out to the garden and a downstairs cloakroom. The first floor comprises three double bedrooms, one with an ensuite a family bathroom, and one single bedroom. The second floor boasts a further two double bedrooms, one with an ensuite.

The property benefits from gas central heating and double glazing throughout.

Outside, there is a landscaped rear garden and access to the double garage. This low maintenance area provides a fantastic space for entertaining and an ideal family space. A gate leads you to the garage where you will find driveway parking for two vehicles.

This is a rare opportunity to acquire a superb family home in a sought after location. Viewing is highly recommend to appreciate the quality and size of this home.

## Front Of The Property

Shrubs to the front with two steps leading to the main entrance to the property.

## Ground Floor

### Hallway

Grey tile flooring and a wall mounted radiator. Stairs leading to the First Floor.

### Living Room

16' 4" max x 11' 8" max ( 4.98m max x 3.56m max )

Two double glazed windows to the front of the property and a wall mounted radiator.

### Study

8' 3" max x 10' 4" max ( 2.51m max x 3.15m max )

Two double glazed windows to the front of the property and a wall mounted radiator.

### Cloakroom

Wash hand basin, WC and a wall mounted radiator.

### Kitchen / Dining Area

28' 9" max x 10' 1" max ( 8.76m max x 3.07m max )

Double glazed window to the rear of the property, wall and base units, inset stainless steel sink/drainer, induction hob with extractor over, integrated eye level grill and oven, integrated dishwasher, breakfast bar and a storage cupboard.

The dining area is an ample space to accommodate a large dining table with bi-fold doors opening up to the rear garden.

## Utility Room

6' 7" max x 6' 2" max ( 2.01m max x 1.88m max )

Wall and base units, inset stainless steel sink, integrated washing machine, space for tumble dryer, fuse box and a wall mounted radiator.

## First Floor

Double glazed window, storage cupboard and a wall mounted radiator.

## Master Bedroom

13' 4" max x 12' max ( 4.06m max x 3.66m max )

Double glazed window to the front of the property and a wall mounted radiator.

door leading to..

## Ensuite

Shower cubicle, wash hand basin, WC, shaver point and a wall mounted chrome heated towel rail.

## Bedroom Six / Dressing Room

12' max x 7' 1" max ( 3.66m max x 2.16m max )

Double glazed window to the rear and a wall mounted radiator. The vendors have removed the door to bedroom six and are currently using it as a dressing room from the master bedroom.

## Bedroom Three

12' 9" max x 9' 9" max ( 3.89m max x 2.97m max )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Four

12' 4" max x 9' 9" max ( 3.76m max x 2.97m max )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the rear of the property, bath with mixer taps, WC, wash hand basin, shaver point and a wall mounted chrome heated towel rail.

## Second Floor

Velux window, loft access and a wall mounted radiator.

## Bedroom Two

15' 3" max x 12' 6" max ( 4.65m max x 3.81m max )

Double glazed window to the front of the property and a wall mounted radiator. Door leading to..

## Ensuite

Velux window to the rear of the property, shower cubicle, WC, wash hand basin, shaver point and a wall mounted chrome heated towel rail.

## Bedroom Five

15' 3" max x 9' 9" max ( 4.65m max x 2.97m max )

Double glazed window to the front and velux window to the rear of the property and a wall mounted radiator.

## Rear Of The Property

Fantastic low maintenance rear garden which is ideal for families or entertaining. There is an area of artificial lawn and another area with paving slabs which is ideal for outdoor furniture. Outside tap, power socket, and access to the double garage and parking.

## Double Garage

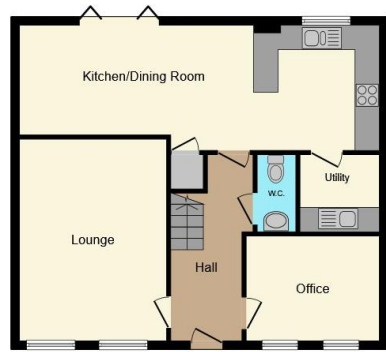
19' 7" max x 19' 6" max ( 5.97m max x 5.94m max )

Located to the rear of the property. Automatic roller door with remote, lights, power and two parking spaces in front.

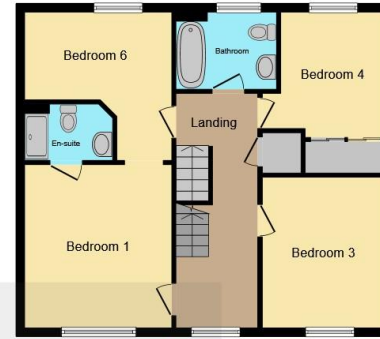




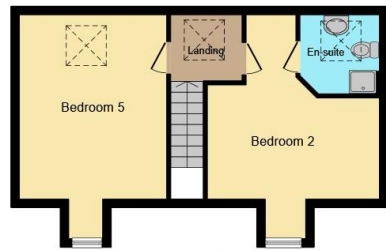




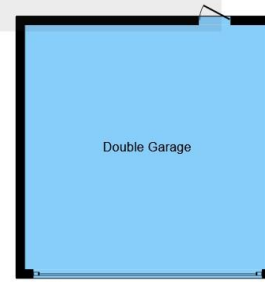
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**



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**EPC Rating: B**

**view this property online [connells.co.uk/Property/NAB312035](http://connells.co.uk/Property/NAB312035)**

Tenure: Freehold



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