



**Connells**

Orchard Grove  
Newton Abbot





## Property Description

This wonderful four bedroom property, situated in Orchard Grove, Newton Abbot boasts a spacious living accommodation throughout, an enclosed rear garden, two parking spaces and a double garage.

The property has been well looked after by its current owners and would make a fantastic family home.

On the ground floor you will find a spacious lounge, dining area (which has been opened up) and a kitchen.

The first floor comprises of four good size bedrooms (3 bedrooms with built in wardrobes) and a family bathroom.

The rear garden is a good size, enclosed space and provides access to the two rear parking spaces and double garage.

Situated in a sought after location, the property is within walking distance to local shops and provides fantastic travel links via the A380 and A38.

## Front Of The Property

Wrought iron gate surrounding the property, small gravelled area, uPVC door.

## Entrance Hallway

Spacious hallway leading to all principle rooms, stairs to the first floor, storage cupboard, understairs storage cupboard and a wall mounted radiator.

## Lounge

17' 6" max x 11' max ( 5.33m max x 3.35m max )

Double glazed window to the front of the property, feature fireplace, wall mounted radiator and patio doors leading to the back garden.

## Dining Room/Reception Room Two

17' 6" max x 12' 2" max ( 5.33m max x 3.71m max )

Double glazed window to the front and a double glazed bay window to the side of the property and two wall mounted radiators.

## Kitchen

16' 3" max x 13' 5" max ( 4.95m max x 4.09m max )

Double glazed window to the rear and side of the property, wall and base units, one and a half bowl stainless steel sink/drainer, electric hob with extractor over, double grill/oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, wall mounted radiator and door leading to the rear garden.

## Wc

Obscure double glazed window to the side of the property, WC, wash hand basin and a wall mounted radiator.

## First Floor

Double glazed window to the side, loft access and a wall mounted radiator.

## Bedroom One

17' 4" max x 11' 1" max ( 5.28m max x 3.38m max )

Double glazed windows to the front and rear of the property, built in wardrobes with sliding doors, two wall mounted radiators and door leading to the en-suite.

## Ensuite

Obscure double glazed window to the front, shower cubicle, wash hand basin, WC, part tiled and a wall mounted radiator.

## Bedroom Two

13' 5" max x 9' 5" max ( 4.09m max x 2.87m max )

Double glazed window to the front and side of the property, built in wardrobe with mirror sliding doors and two wall mounted radiators.

## Bedroom Three

9' 6" max x 10' 5" max ( 2.90m max x 3.17m max )

Double glazed window to the front of the property, built in wardrobe with sliding mirror doors and a wall mounted radiator.

## Bedroom Four

10' 9" max x 7' 9" max ( 3.28m max x 2.36m max )

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

## Bathroom

Obscure double glazed window to the side of the property, bath with shower over, mixer taps and glass scree, WC, wash hand basin, part tiled and a wall mounted radiator.

## Garden

Enclosed rear garden with a patio area leading out from the lounge and kitchen and lawn area . A paved pathway takes you to the side of the house with gate access, outside tap, steps leading up to the rear gate providing access to the parking spaces and door to the double garage.

## Double Garage

18' 1" max x 18' 4" max ( 5.51m max x 5.59m max )

Situated behind the property is a double garage with up and over doors, power and light.













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**EPC Rating: C**

Tenure: Freehold

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