



Connells

Gascon Close
Ogwell Newton Abbot



Property Description

****GUIDE PRICE £350,000 - £375,000 ****

Located in the desirable Ogwell area, this beautifully presented three-bedroom home is nestled in a peaceful cul-de-sac which backs onto a well-regarded nature reserve with stunning views. Ideal for family living, It's within walking distance of Canada Hill Primary School and Bakers Park, and just a short drive to Newton Abbot town centre and its mainline rail station. The home opens to a spacious hallway leading to the heart of the house: an open-plan kitchen, living, and dining area with integrated appliances and French doors that connect to the garden.

An additional room upstairs can serve as a second lounge or bedroom, featuring triple-aspect windows and French doors opening onto a balcony overlooking the garden. The property offers three bedrooms, including a primary with ensuite, while the others share a modern family bathroom. Ample storage is provided throughout, including loft access. The lower ground floor features a utility room, cloakroom, and a versatile open space. A part-converted garage offers a home office, perfect for remote work.

Outside, the front includes a driveway with an electric car charging point and access to the garage.

The rear garden is designed with meticulous thought and perfect for entertaining or social get-togethers, with an artificial lawn, patio area, built-in seating, and side access, there is also an additional rear gate with access into Ogwell Brook.

Front Of The Property

Driveway parking in front of the garage, electric car charging point, side gate access to the rear garden, lawn area with hedge border.

Hallway

Spacious hallway, stairs leading to the lower ground floor, stairs leading to the first floor and a wall mounted radiator.

Cloakroom

WC, wash hand basin and a wall mounted radiator.

Lounge/Bedroom Two

17' 3" max x 12' 8" max (5.26m max x 3.86m max)

Double glazed triple aspect window to the rear and side of the property, double glazed French doors leading to a balcony which overlooks the garden and a wall mounted radiator.

Study

9' 7" max x 7' 7" max (2.92m max x 2.31m max)

Part garage conversion with door leading to the garage.

Lower Ground Floor

Spacious area with a wall mounted radiator.

Utility Room

9' 7" max x 4' 4" max (2.92m max x 1.32m max)

Base units, one bowl stainless steel sink/drain, plumbing for washing machine, space for tumble dryer and a wall mounted radiator.

Cloakroom

WC and a vanity wash hand basin.

Kitchen/Living/Dining Room

24' 9" max x 17' 3" max (7.54m max x 5.26m max)

Wall and base units, one and a half bowl stainless steel sink/drain, integrated fridge freezer, integrated dishwasher, integrated eye level double oven, four ring gas hob with extractor over, space for large dining table and double glazed French doors leading to the rear garden.

First Floor

Double glazed window to the side of the property, storage cupboards, loft access and a wall mounted radiator

Bedroom One

12' 9" max x 9' 3" max (3.89m max x 2.82m max)

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

Ensuite

Shower cubicle, WC, wash hand basin, part tiled and a wall mounted radiator.

Bedroom Three

17' 3" max x 12' 8" max (5.26m max x 3.86m max)

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

Bedroom Four

6' 9" max x 8' 8" max (2.06m max x 2.64m max)

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

Bathroom

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

Rear Garden

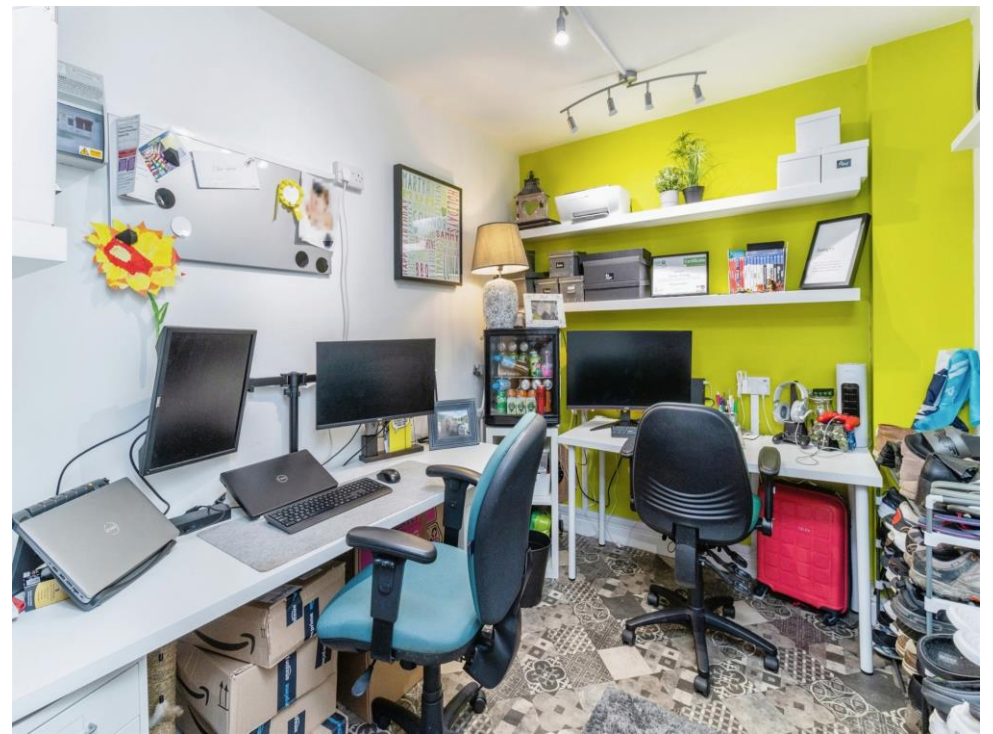
Enclosed area which offers a high level of privacy, artificial lawn, border with shrubs and trees, patio area with a built in seating area offering a perfect space for entertaining, outside tap, gate leading to the front.

Garage

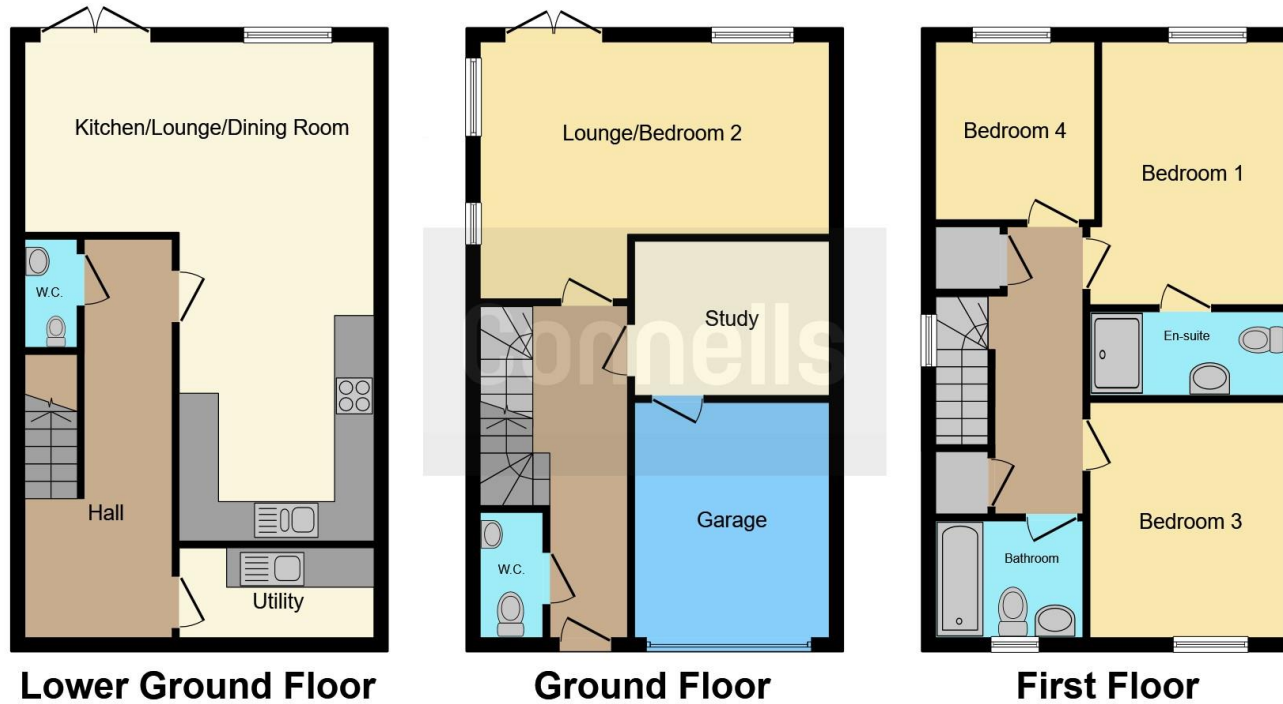
11' 6" max x 9' 8" max (3.51m max x 2.95m max)

Up and over door with lights. Door to the rear of the garage leading to the study.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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