



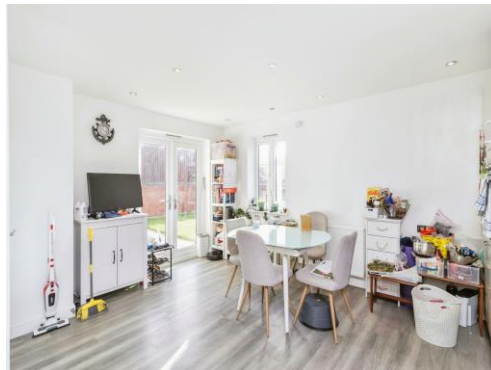
**Connells**

Hockmore Drive  
Newton Abbot



# Hockmore Drive Newton Abbot TQ12 4FB

for sale offers over  
**£400,000**



## Property Description

New to the market is this spacious, modern four bedroom detached family home benefiting from off street parking and a detached garage.

Upon entering the property via the uPVC door, you are greeted by a light hallway with access to the spacious lounge and patio doors leading to the rear garden, a dining room which could be utilised as a home office, downstairs cloakroom and a large kitchen/diner with integrated appliances and further patio doors to the rear garden.

On the first floor you will find three good size double bedrooms and one single bedroom (ensuite to the master bedroom) with a family bathroom. All bedrooms have hard wood flooring and there is access to the loft via the landing.

The rear garden is a large and enclosed space, making it an ideal space for relaxing and entertaining. With steps leading to the garage.

The property is situated within close proximity to the town centre, main railway line and A38 & A380 to Torquay, Exeter, Plymouth and beyond.

## Front Of The Property

Wrought iron fence surrounding the plot, path leading to the main and side entrance.

## Entrance Hallway

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

## Lounge

16' 8" max x 10' 4" max ( 5.08m max x 3.15m max )

Double glazed window to the front of the property, patio doors to the rear garden and a wall mounted radiator.

## Dining Room/Bedroom

10' 8" max x 9' 7" max ( 3.25m max x 2.92m max )

Dual aspect windows to the front and side of the property and a wall mounted radiator.

## Kitchen/Diner

15' 1" max x 15' 1" max ( 4.60m max x 4.60m max )

Double glazed windows to the side and rear of the property, wall and base units, one and half bowl stainless steel sink/drain, integrated fridge/freezer, integrated dishwasher, integrated oven, gas hob with extractor over, wall mounted radiator and patio doors leading to the rear garden.

## Cloakroom

WC, wash hand basin and a wall mounted radiator.

## First Floor

Double glazed window to the rear garden and loft access.

## Bedroom One

15' 1" max x 10' max ( 4.60m max x 3.05m max )

Dual aspect double glazed windows to the front and side of the property, hardwood flooring and a wall mounted radiator.

## Ensuite

Double glazed window, WC, wash hand basin, shower cubicle, extractor fan and a wall mounted radiator.

## Bedroom Two

14' 8" max x 10' 4" max ( 4.47m max x 3.15m max )

Double glazed window, hardwood flooring and a wall mounted radiator.

## Bedroom Three

12' 2" max x 9' 1" max ( 3.71m max x 2.77m max )

Double glazed window, hardwood flooring and a wall mounted radiator.

## Bedroom Four/Office

7' max x 7' 4" max ( 2.13m max x 2.24m max )

Double glazed window, hardwood flooring and a wall mounted radiator.

## Bathroom

Bath with shower over, WC, wash hand basin, extractor fan and a wall mounted radiator.

## Rear Garden

Large enclosed level rear garden with a patio area. To the end of the garden, you will find steps leading to the garage. To the side is gate access to the front of the property.

## Garage

Up and over door, lights and power.



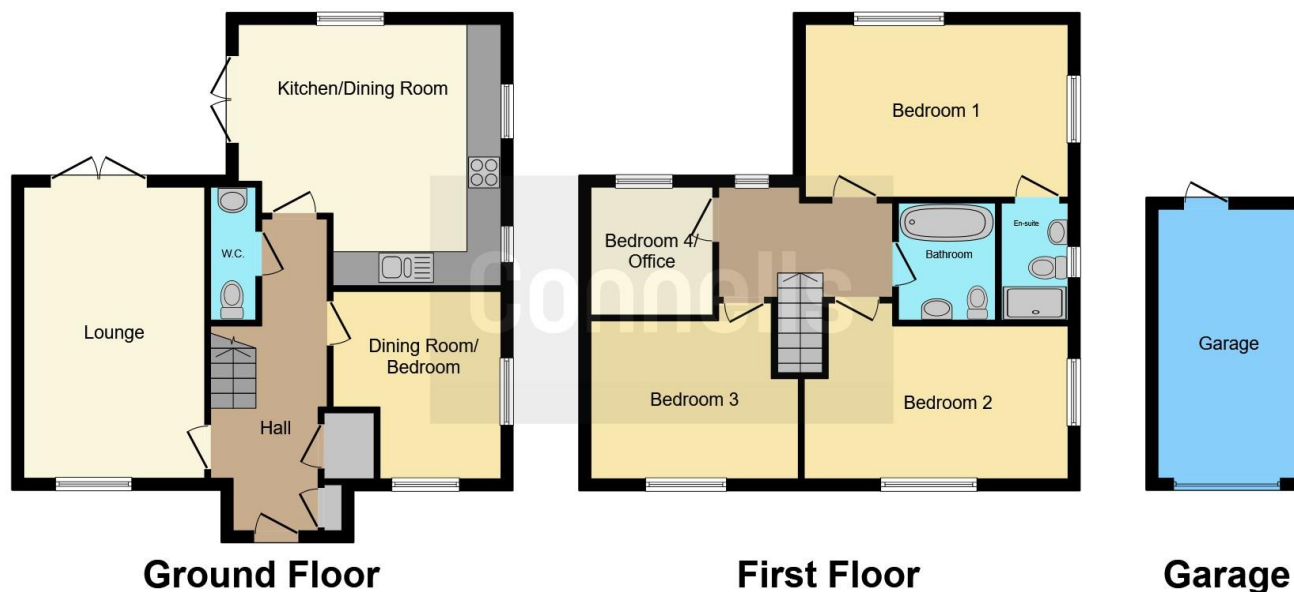












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

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**EPC Rating: B**

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Tenure: Freehold



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