



**Connells**

The Drive Water Lane  
Kingskerswell Newton Abbot

# The Drive Water Lane Kingskerswell Newton Abbot TQ12 5FB

for sale guide price  
**£500,000**



## Property Description

Welcome to this wonderful detached house nestle in a select development of just three homes on a private road in Kingskerswell. Built in 1998 and meticulously maintained by its current owners, this property offers a blend of modern comfort and timeless elegance.

Approaching the property, the brick paved driveway has ample parking for up to five vehicles with a double garage offering a workshop/storeroom to the rear.

The property boasts a generous lounge with marble fireplace, a study and a large kitchen/breakfast room fitted with high end Neff appliances and granite work surfaces. There is also a convenient cloakroom/utility room with underfloor heating.

On the first floor are four well appointed bedrooms, including master en-suite shower room. One bedroom could be divided to create a fifth bedroom. The family bathroom is modern and comprises a four piece suite.

Situated close to village shops, bus routes, and a primary school, this home offers both tranquility and convenience. The property enjoys fine open views and is ideal for families seeking a peaceful yet accessible location.

## Front Of The Property

Parking for up to five vehicles with a double garage. The front garden is mainly laid to lawn with mature shrubs and tree borders. A paved patio enjoys a sunny aspect with far reaching views over the village to the countryside and woodland beyond. There is access to the rear garden from both sides of the property.

## Porch

uPVC door leading into the porch with double glazed windows to the front and side of the property with far reaching views. Ample space for coats and shoes and uPVC door leading into the hallway.

## Hallway

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

## Lounge

18' 5" max x 12' 6" max ( 5.61m max x 3.81m max )

Double glazed windows to the front and rear of the property, feature marble fireplace, hearth and wooden surround with a gas flame fire and two wall mounted radiators.

Double glazed doors into the study.

## Study

9' 7" max x 8' 6" max ( 2.92m max x 2.59m max )

Accessed via the lounge and hallway with double glazed doors leading to the rear garden and a wall mounted radiator.

## Kitchen

17' 4" max x 13' 1" max ( 5.28m max x 3.99m max )

Double glazed window to the rear of the property, wall and base units, breakfast bar with seating for three people, two bowl sink/drainers with instant hot water tap, Neff induction hob with Neff extractor over, two integrated Neff ovens, integrated Neff microwave, integrated dishwasher, space for American style fridge/freezer, underfloor heating, wall mounted upright radiator and double glazed door leading to the rear garden.

## Utility/Cloakroom

Obscure double glazed window, WC, wall and base units, one bowl sink/drainers, plumbing for washing machine, space for tumble dryer, underfloor heating and a wall mounted radiator.

## Dining Room

16' 2" max x 10' 9" max ( 4.93m max x 3.28m max )

Double glazed window to the front of the property, wall mounted radiator and door leading to a boiler cupboard which houses the gas central heating boiler.

## First Floor

Double glazed window to the front of the property, smoke detector, loft access and a wall mounted radiator.

## Bedroom One

18' max x 11' 6" max ( 5.49m max x 3.51m max )

Double glazed window to the front of the property, fitted wardrobes and dressing table, wall mounted radiator and door leading to the ensuite.

## Ensuite

Obscure double glazed window to the side of the property, shower cubicle, WC, wash hand basin, fully tiled and a wall mounted heated towel rail.

## Bedroom Two

18' 5" max x 12' 6" max ( 5.61m max x 3.81m max )

Double glazed window to the front and rear of the property, fitted wardrobes and a wall mounted radiator.

## Bedroom Three

15' 2" max x 8' 6" max ( 4.62m max x 2.59m max )

Double glazed window to the rear of the property, built in wardrobes and a wall mounted radiator.

## Bedroom Four

9' 6" max x 8' 6" max ( 2.90m max x 2.59m max )

Double glazed window to the rear of the property, built in wardrobes and a wall mounted radiator.

## Bathroom

Obscure double glazed window, shower cubicle, freestanding bath, vanity wash hand basin with storage below, WC, fully tiled and a wall mounted heated towel rail.

## Rear Of The Property

The rear garden provides a tiered, low maintenance and private space with mature shrubs and plants. There is access to the front of the property via both sides and an outside tap.

## Double Garage

19' 8" max x 15' max ( 5.99m max x 4.57m max )

Electric up and over door with light and power with a door providing side access to the top of the garden. A further door to the rear of the garage opens up into the workshop (15' 2" x 10' 1") with lights, power and a velux window.





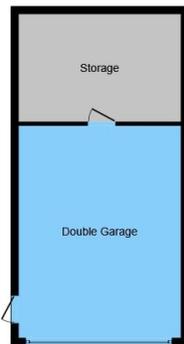




**Ground Floor**



**First Floor**



**Garage**



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**EPC Rating: C**

Tenure: Freehold



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Property Ref: NAB312629 - 0004