



**Connells**

Dornafeld Drive East  
Ipplepen Newton Abbot





### Property Description

This beautifully extended three-bedroom semi-detached property is located in a highly desirable part of the charming village of Ipplepen. Lovingly maintained by the current owners since new, the home was extended in the mid-1990s to enhance its footprint, resulting in a spacious and well-flowing layout, perfect for modern family living.

The accommodation is light, airy, and recently redecorated in neutral tones, with newly laid carpets throughout. The property benefits from mains gas central heating, supplied by a modern combi boiler housed in the garage, and is fully double-glazed.

The ground floor offers superb living space, comprising a welcoming lounge that seamlessly connects to a dedicated study area-perfect for those working from home. A well-proportioned dining room provides an excellent setting for family meals and entertaining, with direct access to the stylish, high-quality kitchen. Featuring an integrated Neff induction hob, a built-in Neff electric oven, and ample space for a dishwasher and an American-style fridge freezer, the kitchen is both functional and beautifully designed. A separate utility room adds further convenience.

Upstairs, three spacious double bedrooms offer comfortable accommodation, all serviced by a family bathroom featuring a corner bath. The landing also benefits from an airing cupboard for additional storage.

The rear garden is fully enclosed and well-sized, featuring a gravelled area ideal for alfresco dining.

### Entrance Hall

Double glazed window front, door to cloakroom, stairs up to first floor.

### Cloakroom

Double glazed window front, Low level WC, wash hand basin, wall hung towel rail.

### Living Room

15' 9" x 11' ( 4.80m x 3.35m )  
Internal window, Feature fireplace with inset gas fire, radiator.

### Study

9' 2" x 8' ( 2.79m x 2.44m )  
Double glazed window to rear, radiator.

### Dining Room

8' x 16' 2" ( 2.44m x 4.93m )  
Double glazed window to rear, double glazed 'French doors' to rear leading to garden, radiator.

### Kitchen

17' 3" x 9' 2" ( 5.26m x 2.79m )  
Double glazed window to front, radiator, High quality kitchen with a range of wall and base units, breakfast bar, Neff induction hob with Smeg extractor, Neff electric double oven, space for a dishwasher and American style fridge/freezer, sink with mixer tap over.

### Utility Room

10' 6" x 6' 11" ( 3.20m x 2.11m )  
Double glazed door to rear, wall and base units with space for undercounter appliances, inset sink.

## First Floor Landing

Double glazed window to front, airing cupboard, loft access

## Bedroom One

12' 2" x 10' 2" ( 3.71m x 3.10m )

Double glazed window to rear, radiator.

## Bedroom Two

12' 3" x 8' 9" ( 3.73m x 2.67m )

Double glazed window rear, radiator.

## Bedroom Three

7' x 10' ( 2.13m x 3.05m )

Double glazed window to front, radiator.

## Bathroom

Double glazed obscure window to front, large corner bath with mains fed shower over, wc, wash basin, wall hung heated towel rail.

## Outside - Front

Driveway parking leading to a single integral garage. The front of the property has been laid to gravel which can provide additional vehicle space if required and offers a low maintenance garden.

## Outside - Rear

The south facing rear garden is fully enclosed and well-sized, featuring a gravelled area ideal for alfresco dining, along with a lawn and mature shrubs on a slightly elevated level. A side gate provides access to a communal pathway leading back to the front of the property.

## Garage

17' x 8' 7" ( 5.18m x 2.62m )

Garage with up and over door to front, power and lighting, internal access to utility room.



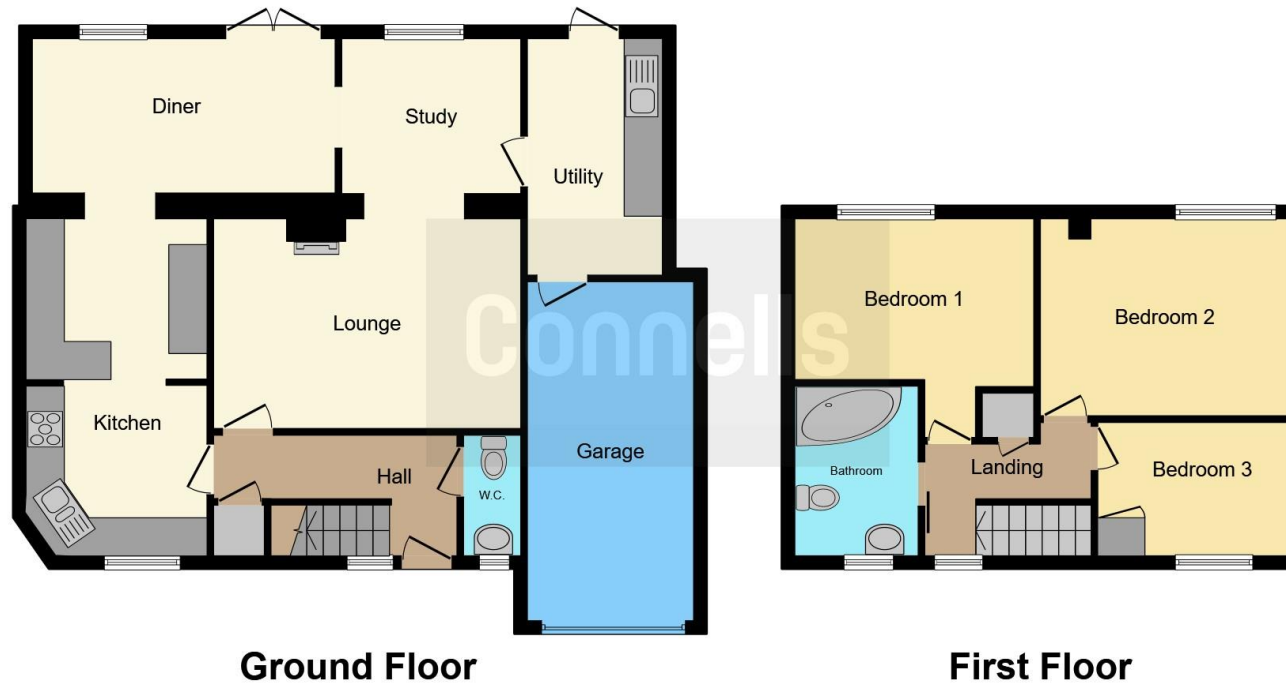












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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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