



**Connells**

Falkland Drive  
Kingsteignton Newton Abbot



# Falkland Drive Kingsteignton Newton Abbot TQ12 3RH

for sale  
**£380,000**



## Property Description

Nestled at the end of a peaceful cul-de-sac in an elevated position, this impressive five-bedroom detached property offers a fantastic amount of space, both inside and out, with thoughtfully designed accommodation over three floors.

The ground floor welcomes you with a spacious entrance hall leading to a generously proportioned master bedroom with built-in wardrobes and en-suite shower room.

On the first floor, the heart of the home unfolds with a bright and airy open-plan lounge/diner, ideal for family gatherings or relaxed evenings in. The stylish galley-style kitchen features sleek, high-gloss cabinets, integrated appliances, and direct access to the rear garden, making it perfect for entertaining. Two additional well-sized bedrooms and a modern shower room complete this level.

Upstairs, the second floor houses two further spacious bedrooms, including one ideal as a home office or guest room, offering flexibility for various lifestyle needs.

Externally, the property continues to impress with a tiered rear garden, featuring a mix of patio seating areas, a wooden bar structure, and mature planting - all backing onto tranquil greenery. The front offers a block-paved driveway suitable for multiple vehicles and attractive kerb appeal.

Enjoy beautiful panoramic views across the nearby countryside, combining the convenience of town living with a semi-rural feel.

## Front Of The Property

Driveway parking for multiple vehicles, side gate to rear garden and an area of lawn.

## Entrance Hallway

Stairs to the first floor, wall mounted radiator and Oak door to bedroom one.

## Bedroom One

11' 8" max x 11' 2" max ( 3.56m max x 3.40m max )

Double glazed window to the front of the property, built in wardrobe and a wall mounted radiator. Door to ensuite.

## Ensuite

Shower, wash hand basin, WC, part tiled and a wall mounted heated towel rail.

## First Floor

Airing cupboard housing the tank and stairs to the second floor.

## Lounge/Diner

26' 3" max x 11' 4" max ( 8.00m max x 3.45m max )

Double glazed window to the front of the property, feature electric fireplace with coal effect, two wall mounted radiators and patio doors to the rear garden.

## Kitchen

9' 4" max x 8' 6" max ( 2.84m max x 2.59m max )

Double glazed window and door to the rear of the property, wall and base units, one and half bowl composite sink/drainage, four ring gas hob with extractor over, oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine.

## Bedroom Four

9' 4" max x 5' 7" max ( 2.84m max x 1.70m max )

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

## Bedroom Five

## Shower Room

Obscure double glazed window to the side, large walk-in shower, vanity wash hand basin and WC unit, and a wall mounted heated towel rail.

## Second Floor

## Bedroom Two

19' 9" max x 11' 3" max ( 6.02m max x 3.43m max )

Double glazed window to the rear and a Velux window to the front of the property with far reaching views, eaves storage and a wall mounted radiator.

## Bedroom Three

19' 9" max x 10' max ( 6.02m max x 3.05m max )

Double glazed window to the rear and a Velux window to the front of the property with far reaching views, eaves storage and a wall mounted radiator.

## Garage

Up and over door.

## Rear Of The Property

Enclosed rear garden which offers a high level of privacy. A patio area leading from the lounge/diner and kitchen offers ample space for garden furniture, outside tap, outside light, gate to the front of the property and a garden shed. A number of steps lead up to the main garden which is laid to lawn with a further patio area and a built-in barbecue area. Mature hedges, bushes and shrubs surround the rear garden.



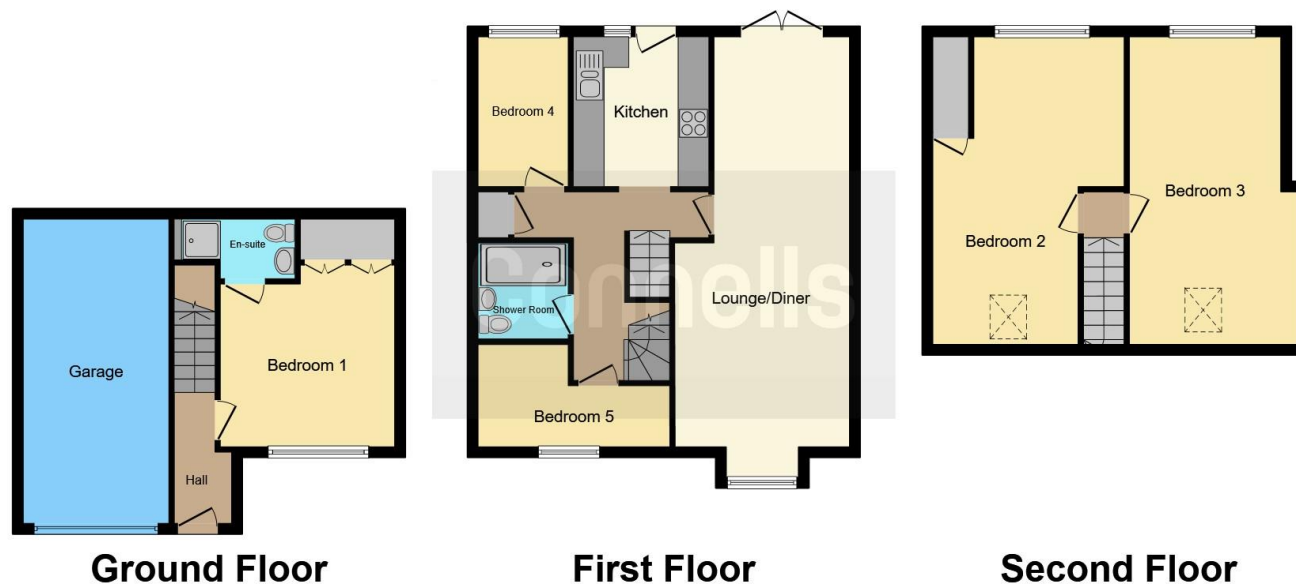












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

**directions to this property:**  
 What3Words///gangs.grumbling.normal

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/NAB312985](http://connells.co.uk/Property/NAB312985)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB312985 - 0003