



Connells

Saffron House Church Road
Ideford Newton Abbot

Saffron House Church Road Ideford Newton Abbot TQ13 0BA

for sale offers in the region of
£650,000



Property Description

Set within the peaceful and highly sought-after village of Ideford, Saffron House is a substantial and well-maintained four bedroom detached home, perfectly suited for family life.

The ground floor opens into a welcoming hallway leading to a bright dual-aspect lounge, featuring a charming fireplace and French doors that open to the rear garden. A separate dining room offers the perfect space for entertaining, with further access to the garden and patio area, complemented by a study, ideal for home working.

The modern kitchen/breakfast room is fitted with ample storage and work surfaces with an adjacent utility room. A convenient cloakroom/WC completes the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a family bathroom.

Outside, the property truly impresses. The rear garden is beautifully landscaped with a large lawn, patio areas, mature borders, and a pergola providing an idyllic setting for outdoor dining. There's also a productive vegetable garden, greenhouse, and a shed. To the front, a sweeping driveway provides ample parking and leads to a double garage with additional storage.

Located in the desirable Teignbridge village of Ideford, Saffron House enjoys a semi-rural feel while remaining extremely well connected. The A380 is just moments away, providing fast access to Exeter, Torbay, and Newton Abbot with the nearby towns a short drive away.

Front Of The Property

Driveway parking for multiple vehicles leading up to the double garage, steps up to the entrance of the property with a covered porch. Stone wall to the front with a gravel border and access to the rear garden.

Entrance Hallway

Stairs to the first floor, understairs storage cupboard and a wall mounted radiator.

Cloakroom

Wash hand basin, WC, part tiled.

Study

8' 5" x 6' 4" (2.57m x 1.93m)

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

Lounge

24' 2" x 11' 5" (7.37m x 3.48m)

Double glazed window to the front and French doors to the rear of the property, wood burner with slate hearth and wooden mantle above, door to kitchen and two wall mounted radiators.

Kitchen

17' 2" x 11' 3" (5.23m x 3.43m)

Double glazed window to the rear of the property, wall and base units, one and a half bowl sink/drainers, Rangemaster oven with extractor over, integrated fridge, integrated dishwasher, breakfast bar, part tile, space for table and chairs, Karndean flooring and a wall mounted radiator.

Utility Room

Double glazed window to the side of the property, base unit with plumbing for washing machine, space for tumble dryer, fitted shelves and part tiled.

Rear Porch

Door to the rear, loft hatch, wall mounted boiler and a wall mounted radiator.

Dining Room

13' 1" x 16' 4" (3.99m x 4.98m)

Double glazed window to the side and French doors to the rear of the property, feature fireplace and a wall mounted radiator.

First Floor

Storage cupboard, loft hatch and a wall mounted radiator.

Bedroom One

11' 4" x 10' 1" (3.45m x 3.07m)

Double glazed window to the front of the property, built-in wardrobes, door to en-suite and a wall mounted radiator.

Ensuite

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

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

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

Ensuite

Jack and Jill bathroom with two obscure double glazed windows to the rear of the property, shower cubicle, bath with shower attachment, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Bedroom Three

12' 1" x 8' 5" (3.68m x 2.57m)

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

Bedroom Four

11' 1" x 7' 7" (3.38m x 2.31m)

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

Rear Of The Property

The west facing rear garden truly is an outstanding feature of this property and has been beautifully maintained and can be accessed via the lounge or dining room. There is ample patio space for garden furniture to enjoy the peaceful surroundings and an expansive lawn with plant borders, mature trees and a vegetable patch. A timber shed attached to the rear of the garage provides additional storage.

Double Garage

17' 7" x 16' 1" (5.36m x 4.90m)

Two single up and over doors into the double garage with 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

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EPC Rating: E Council Tax
 Band: F

Tenure: Freehold

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