



**Connells**

Petroc Drive  
Newton Abbot



# Petroc Drive Newton Abbot TQ12 2LT

for sale guide price  
**£725,000**



## Property Description

Situated within a popular and well-established residential area, Petroc Drive is an impressive and deceptively spacious detached home, thoughtfully designed to take full advantage of its elevated position and attractive outlooks.

The ground floor is centred around a striking open-plan kitchen and dining room, a superb space for both everyday family life and entertaining. Large windows and doors flood the room with natural light and open directly onto a generous balcony, creating a seamless connection between indoor and outdoor living. A separate study provides an ideal home office, while a sizeable sitting room offers a more relaxed retreat with views across the garden, Teignmouth and the Estuary. This level is further complemented by a welcoming hall, WC and useful utility space with internal access to the garage.

The lower ground floor hosts four well-proportioned double bedrooms, including an impressive principal suite complete with dressing room and en-suite shower room. Two of the bedrooms are served by a Jack and Jill family bathroom, making the layout ideal for families or visiting guests. A central galleried landing and feature staircase enhance the sense of space and flow throughout the home.

Externally, the property enjoys landscaped gardens with a paved terrace, lawned areas and an elevated decked balcony, perfect for outdoor dining and enjoying the surrounding greenery. A private driveway leads to the integral garage, providing ample parking and storage.

## Front Of The Property

Shared driveway leading to the property with parking for multiple vehicles and a double garage. Steps with metal balustrade to the main entrance. Area of lawn, mature tree and hedgerow.

## Entrance Hallway

A fantastic and spacious open hallway which provides lots of natural light from the large window to the rear.

## Cloakroom

Feature window to the front of the property, WC and wash hand basin.

## Utility Room

Base units, one bowl stainless steel sink/drainers, part tiled and steps up to the garage.

## Lounge

22' 8" x 17' 1" ( 6.91m x 5.21m )

Double glazed window to the side and rear of the property, feature glass block wall, coal effect gas fire, ceiling speakers.

## Study

11' 11" x 7' 5" ( 3.63m x 2.26m )

Double glazed window to the front of the property.

## Kitchen/Diner

21' 9" x 15' 3" ( 6.63m x 4.65m )

Double glazed windows to the front and side of the property, wall and base units with black Granite worktops, one a half bowl composite sink/drainers, large Rangemaster oven with extractor over, integrated NEFF microwave, integrated dishwasher, integrated

fridge/freezer.

The dining area, with two large double glazed sliding patio doors opening onto a generous wrap-around balcony, offers space for a large dining table and a feature coal effect fire.

## Ground Floor

Spiral staircase leads down to the ground floor where you can find the bedrooms and access to the rear garden.

## Bedroom One

15' 10" x 11' 5" ( 4.83m x 3.48m )

Double glazed window to the side and double glazed French doors to the rear of the property, a walk-in dressing area with built in wardrobes featuring a mirrored wall and door to the ensuite.

## Ensuite

Obscure double glazed window to the side of the property, four piece suite comprising shower cubicle, bath with mixer taps, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## Bedroom Two

17' 1" x 9' 5" ( 5.21m x 2.87m )

Two double glazed windows to the rear and one double glazed window to the side of the property, built-in double wardrobe and door to the ensuite.

## Ensuite

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

## Bedroom Three

20' 11" x 8' 10" ( 6.38m x 2.69m )

Double glazed window to the side of the property, built-in double wardrobes and door to the Jack and Jill bathroom.

## Bedroom Four

12' 2" x 10' ( 3.71m x 3.05m )

Double glazed window to the rear of the property and built-in double wardrobes.

## Jack & Jill Bathroom

Four piece suite comprising shower cubicle, bath with mixer taps and shower attachment, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## Rear Of The Property

The rear of the property offers a fantastic enclosed space providing a high level of privacy.

A pathway from the front of the property leads to the rear balcony and steps down to the main garden which is predominately laid to lawn, a slate patio spreads across the length of the house with ample space for garden furniture.

## Double Garage

19' 10" x 18' 4" ( 6.05m x 5.59m )

Electric up and over door, lights, power, plumbing for washing machine, gas central heating boiler, hot water cylinder, inverter for the photovoltaic panels, along with storage batteries and door to the rear garden.

## Agents Note

We have been made aware that there is a Tree Preservation Order (TPO) located at the property.

There is one off Service Charge payment of £130.

There is an easement on the title, please enquire with the branch.

There are 11 solar panels included with the properties which includes two storage batteries.



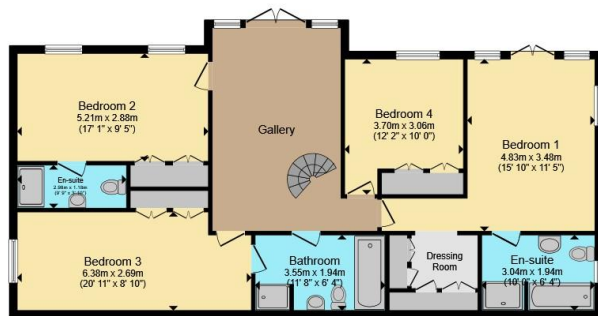












**Lower Ground Floor**



**Ground Floor**

Total floor area 269.5 m<sup>2</sup> (2,901 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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EPC Rating: B Council Tax  
 Band: G

Tenure: Freehold

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