



**Connells**

Follaton Rise  
Totnes





## Property Description

Guide Price £525,000 - £550,000 Nestled in the coveted Follaton Park, this captivating 3-bedroom residence offers an exquisite living experience amidst breath taking countryside panoramas. As you enter, the luminous hallway adorned with engineered oak flooring beckons, complemented by glass balustrading and floor-to-ceiling windows that infuse the space with natural light. The master bedroom, a haven of luxury, boasts an en-suite bath, a walk-in wardrobe, and a Juliette balcony presenting enchanting countryside vistas. Transformed into a versatile space, the garage now serves as a hobby and storage room, adding practicality to the home. Ascending upstairs reveals two double bedrooms, each graced with an adjoining en-suite, while one of them boasts a Juliette balcony, providing a scenic perch to relish the surroundings.

The lower ground floor unveils a spectacular open-plan lounge, diner, and kitchen, seamlessly connecting to a private rear garden. The kitchen, adorned with integrated appliances and stunning granite work surfaces, epitomizes elegance and functionality. A separate utility room, also featuring granite surfaces, and a downstairs cloakroom contribute to the home's thoughtful design, making it a true delight for those seeking a harmonious blend of sophistication and comfort.

## Accommodation

uPVC entrance door leading into

## Entrance Hallway

uPVC double glazed ceiling height windows, glass balustrade, walk in cupboard housing boiler, stairs leading to the first/ground floors and door leading to principle rooms.

## Ground Floor

### Hobby Room

12' 8" max x 10' 7" max ( 3.86m max x 3.23m max )

### Bedroom One

15' 9" max x 13' 7" max ( 4.80m max x 4.14m max )

uPVC double glazed french doors leading out to a juliet balcony, uPVC double glazed widow, radiator, engineered oak flooring and door leading through to

### Walk In Wardrobe

10' 3" max x 5' 3" max ( 3.12m max x 1.60m max )

uPVC double glazed window to the rear aspect, drawers, rails and engineered oak flooring.

### En-Suite

White panel enclosed bath with glass bi-folding screen, extractor, power shower with shower attachment, mixer tap, floating wash hand basin with mixer tap over, low level wc, modern chrome towel rail, built in storage cupboard and fully tiled walls.

## First Level

### First Floor Landing

Built in storage cupboard and radiator.

### Bedroom Two

14' 1" max x 13' 2" max ( 4.29m max x 4.01m max )

uPVC double glazed window and uPVC double glazed french doors leading out to a juliet balcony to the rear aspect and door leading into

### Jack & Jill En-Suite

Walk in double headed power shower, high gloss vanity unit, low level wc, modern chrome towel rail, extractor tiled flooring and fully tiled walls.

### Bedroom Three

12' 3" max x 12' 5" ( 3.73m max x 3.78m )

uPVC double glazed window to the front aspect, built in wardrobe and engineered oak flooring.

### Lower Ground Floor

uPVC obscure double glazed window to the front aspect and engineered oak flooring.

### Utility Room

8' 9" max x 6' 2" max ( 2.67m max x 1.88m max )

Matching wall, base and drawer units, granite worksurfaces with matching granite splashback, stainless steel sink with mixer tap over, radiator and engineered oak flooring.

### Cloakroom

Low level wc, pedestal wash hand basin, part tiled walls, radiator and engineered oak flooring.

### Lounge/kitchen/diner

27' 5" max x 23' 9" max ( 8.36m max x 7.24m max )

uPVC aspect double glazed french doors, ceiling spotlights, engineered oak flooring and steps leading down to

### Dining Area

uPVC double glazed french doors, ceiling spotlights, radiator and engineered oak flooring.

### Kitchen Area

Matching wall, base and drawer units, granite worksurfaces, inset stainless steel sink with mixer tap over, integral dishwasher, integral fridge freezer, pull out larder unit, double oven, four ring stainless steel gas hob with extractor over, high gloss splashback, power points and engineered oak flooring.

### Outside

To the front of the property

The rear garden has a patio and lawned area, mature flower and shrub borders, barked areas, outside tap and lighting.



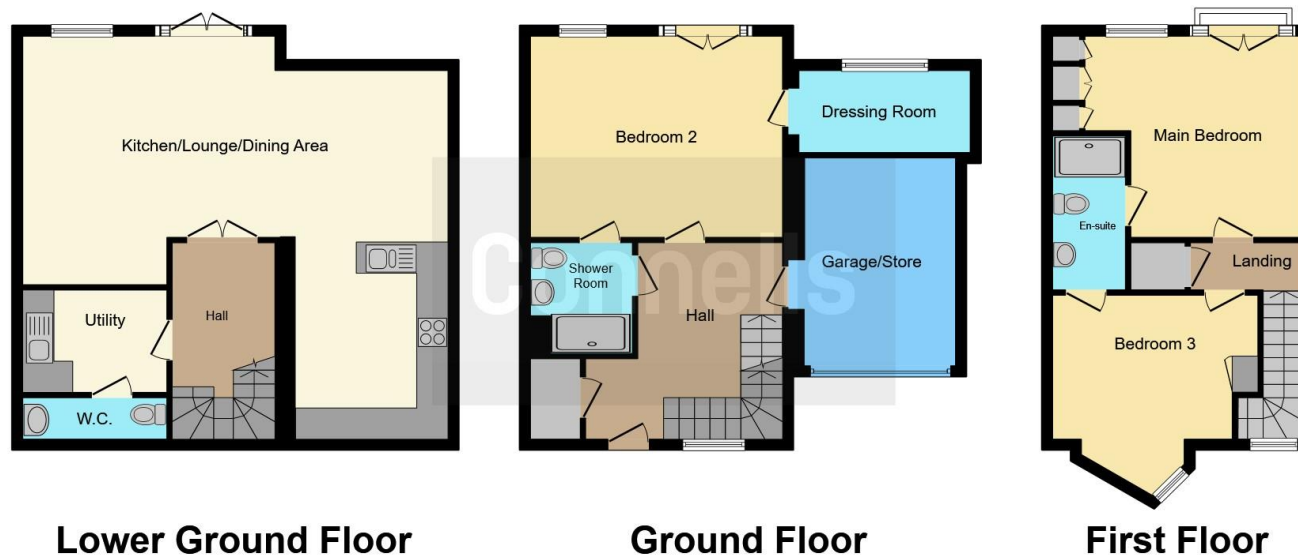












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01803 400 888**  
**E paignton@connells.co.uk**

51 Hyde Road  
 PAIGNTON TQ4 5BP

**EPC Rating: A**

**view this property online [connells.co.uk/Property/PGN311610](https://www.connells.co.uk/Property/PGN311610)**

Tenure: Freehold



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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: PGN311610 - 0005