



26 Quarry Close



Train station 1 mile; Dartmouth 10 miles;
Kingsbridge 12 miles; Plymouth 23 miles;
Exeter 26 miles;

An architect designed three bedroom home with gardens, garage and ample parking

- Quality standard throughout
- Modern kitchen with granite worktops and built-in appliances
- Airy sitting room with wood burner
- Spacious dining area opens to inviting terrace
- Bedrooms feature gable end views and built-in wardrobes
- Landscaped front lawn and secluded rear garden retreat
- Raised decking area ideal for outdoor entertaining
- Garage and ample parking
- Freehold
- Council tax band E

Offers In Excess Of
£525,000

SITUATION

Situated on a no-through road located in Follaton on the outskirts of Totnes, a bustling market town full of interest and with a range of independent shops and recreational facilities. The town is one of Devon's gems, full of colour and character, that stems from a rich cultural, historical and archaeological heritage. The facilities include a hospital, a wide range of good local schools, a supermarket, interesting range of independent shops and galleries together with riverside walks, the Guild Hall, churches and its very own Norman Castle.

There is a mainline railway station to London Paddington. Totnes allows easy communication with the rest of the country, the A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.

DESCRIPTION

This modern detached three-bedroom residence offers a harmonious blend of comfort and style. The interior boasts wonderful oak engineered floors, a spacious open-plan layout with a cosy wood burner, and a contemporary kitchen adorned with granite countertops and built-in appliances. Featuring delightful decking and patio spaces perfect for al fresco dining, along with a garage, ample parking, and a detached mature garden bordered by a serene stream. Light-filled and meticulously maintained, this home exudes quality throughout.

ACCOMMODATION

Step through the entrance door into a welcoming reception hall, guiding you to the heart of the home. A modern kitchen complete with sleek units, granite worktops, and a suite of appliances, bathed in natural light from dual aspect windows. Adjacent, a convenient WC and versatile bedroom/office overlook the front garden. Double doors lead into the airy sitting room, boasting a newly laid wooden floor and a captivating wood burner. Flowing seamlessly, the dining area provides ample space for gatherings, leading to the terrace through double doors.

Ascend to the first floor, where a luminous

landing invites you to explore further. The fully tiled family shower room has a beautiful finish creating a tranquil environment. Bedroom 1 offers excellent comforts alongside built in cupboards, picturesque gable end views and Velux roof light. Bedroom 2 features a gable end window and built-in wardrobes. Throughout, solid oak doors add a touch of elegance and continuity.

OUTSIDE

A landscaped front lawn adorned with mature shrubs sets a welcoming tone, while the secluded rear garden invites relaxation and entertainment. Raised planters, terraces, and gravelled areas create a charming backdrop, seamlessly blending with the interior living spaces.

Across the shared driveway, there is a separate garden complete with a summer house, babbling stream, and expanses of lush grass, offering boundless opportunities for the green-fingered enthusiast to cultivate and enjoy.

The property further benefits from a detached garage with electric and ample parking spaces.

SERVICES

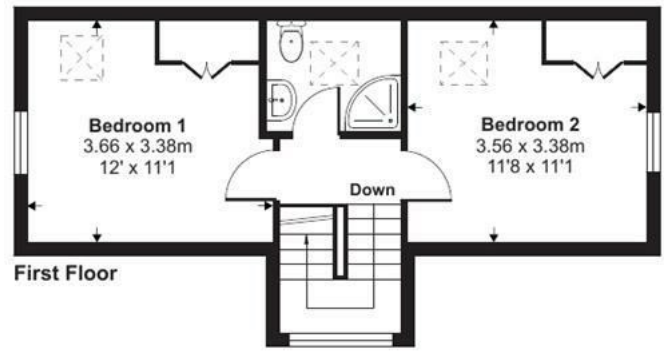
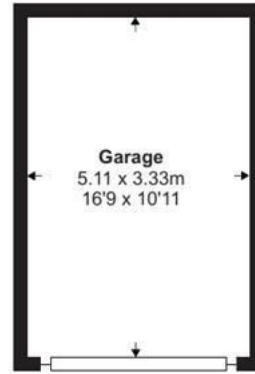
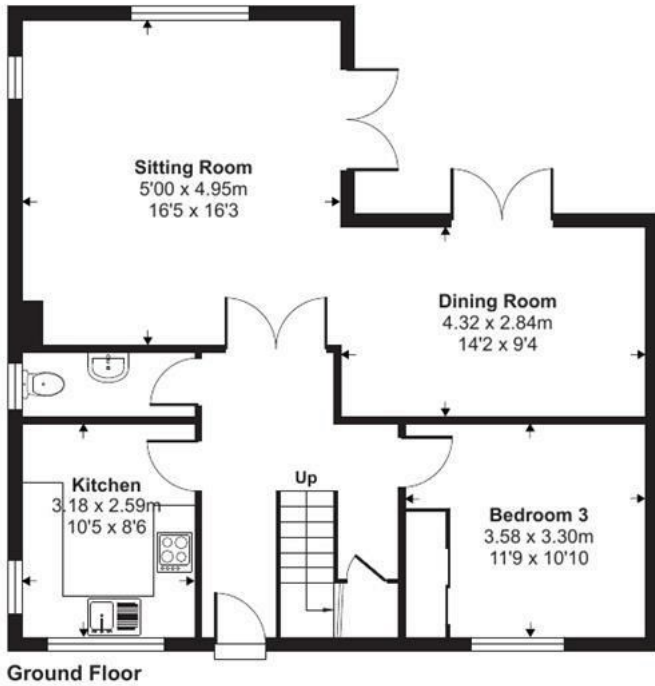
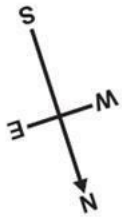
All mains services connected. Gas fired central heating. Recently new boiler with Hive thermostat controls.

DIRECTIONS

From the Totnes office, proceed towards the Morrison's roundabout, go straight over and proceed to the traffic lights, taking the first left signed Kingsbridge/Plymouth. Continue along this road to the next set of traffic lights and turn right onto Plymouth Road. Continue along this road, taking the 6th turning on the right into Punchards Down. Then take the 1st right into Quarry Close, continue on the road which turns into a brick driveway, the number 26 can be found on your right.

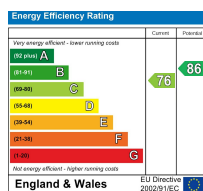


Approximate Area = 1142 sq ft / 106 sq m
 Garage = 185 sq ft / 17.1 sq m
 Total = 1327 sq ft / 123.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1079267

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