



East of **E**
ESTATE AGENTS

26a Newcourt Road
Topsham Offers In Excess Of £850,000

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Discretely tucked away, via a long private driveway off Newcourt Road is this superb 5 bedroom detached family home in the much sought after town of Topsham. Beautifully presented and finished to a high decorative standard throughout, this versatile house offers excellent accommodation whilst situated with in a generous plot of wrap around gardens and ample off road parking.

Detached Family Home | Five Bedrooms

| Ensuite | Elegant Lounge

| Open Plan Kitchen/Diner With Bifold Doors

| Family Bathroom | Utility Room

| Beautiful generous gardens

| Ample off road parking

APPROACH

The property is located off a long private driveway between numbers 26 and 28 Newcourt Road. To the front a gravelled forecourt offers ample parking. Between two lawns a block paved path leads to the front door and to each side a wooden gate gives access to the rear garden.

ENTRANCE HALLWAY

A beautiful wide reception hall with stairs to the first floor with storage located below and doors off to the reception rooms.

SITTING ROOM 4.49m by 3.68m

The sitting room is a charming room with two built-in shelving units sitting aside a central wood burning stove. The floors have been striped to reveal the natural wood and a bay window looks out over the front garden beyond.

KITCHEN/DINER 6.00m by 4.91m

To the rear is a light and airy kitchen diner which takes full advantage of a set of bi-fold doors that pull back to reveal the beautiful rear garden. The kitchen forms an 'L' shape with white wall and base units topped with a wooden worktop with inset



sink and gas hob, all completed with decorative mosaic wall tiles.

UTILITY ROOM 3.07m by 1.77m

Located off to the side of the kitchen the utility room provides ample space for coats and boots and has been fitted with a sink with storage below along with a stacking space for washer and drier.

BEDROOM 5 / STUDY 3.34m by 2.90m

Along the hallway is the first of the three ground floor bedrooms. Currently utilised as the office, this room is a generous room which easily accommodates a double bed.

BATHROOM 3.05m by 2.71m

The character bathroom has been fitted with a white suite with shower over the bath and a modern matching basin and W.C., all finished with grey metro wall tiles. Located into the corner is a sizable airing cupboard.

DIVIDING WALL

The current owners have erected a temporary ply-board wall over the existing door way in order to separate off the two further bedrooms to create an annex. This could easily be removed to re-adjoin the room into the main house.

MASTER BEDROOM 4.12m by 3.34m

The master bedroom is a beautiful room that overlooks the front of the property. A central divider creates two dressing rooms behind the bed. Off to the side is the en-suite which has been fitted with a shower cubicle and a modern W.C and matching basin.

BEDROOM 2 4.12m by 2.71m

Bedroom two is currently utilised as lounge with kitchenette and benefits from a magnificent picture window and glazed door that looks out to the private garden just beyond.

BEDROOM 3 4.30m by 4.20m

Bedroom 3 is another delightful room, tucked up into the roof this room has double aspect velux windows that let light flood into the room. Built-in wardrobes have been beautifully crafted to encompass the entire back wall where much akin to Narnia, beyond the central wardrobe is access to loft eave storage.

BEDROOM 4 4.75m by 4.30m

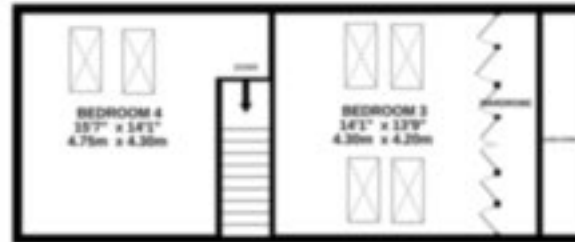
Bedroom 4 located across the landing is again another light and airy room with velux window looking out across the rear garden.

GARDEN

Most impressive grounds of wrap around garden's. The garden is mostly laid to lawn with the borders and beds planted with a rich array of flowering plants and shrubs. To the side is a sizable wooden shed along side a green house, and to the far corner a seating and barbecue area. A small section of the garden has been fenced off around the annex to create a second secluded garden for the annex guests.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.