

**SAMPLE  
MILLS**



**Aspen Drive  
Aller Park  
Newton Abbot  
Devon**

**£465,000**

**FREEHOLD**







**Aspen Drive, Aller Park, Newton  
Abbot, Devon**

**£465,000 freehold**

This 4 bedroom detached family home has been updated to a high specification throughout and is situated in the popular residential area of Aller Park, providing easy access for all local facilities to include primary and secondary schools, shops, supermarkets, and leisure centre, as well as the A38/A380 and the main rail line to London Paddington.

The internal accommodation comprises entrance hall, leading to a downstairs cloakroom, good sized lounge with feature fireplace, separate dining room with access to the rear garden and a modern kitchen. Upstairs, there are 4 generous sized bedrooms, the master with en-suite shower room. All 4 bedrooms have built-in wardrobes. There is also a separate family bathroom.

Outside, there is a tarmacked driveway leading to a double garage with ample off road parking plus further parking to the side of the garage for a caravan or boat. There are gardens to the front and rear predominately laid to lawn. The rear garden has a patio area with raised shrub borders and is enclosed affording a great deal of privacy.

Further benefits include double glazing and gas central heating.

Viewing is strongly recommended.



Part glazed door to:

### Entrance Hall

Door to:

### Cloakroom

Low level w/c. Wash-hand basin. Partly tiled walls. Double glazed window to front. Radiator. Boiler.

### Lounge – 5.41m x 3.66m (17'9" x 12'0")

Dual aspect double glazed windows to front. Feature gas fireplace, surround, mantle over and hearth. Shelved arch recess. Wall lights points. Radiator x 2. Telephone point. TV point.

### Dining Room – 3.28m x 3.10m (10'9" x 10'2")

Double glazed patio doors to rear garden. Radiator.

### Kitchen/ Breakfast Room – 5.61m x 3.23m (18'5" x 10'7")

Range of matching wall and base units. Display unit. Worktop surface areas with tiled splashbacks. Dual aspect windows to the rear. 1½ bowl stainless steel sink unit. Double electric oven. Electric hob. Cooker-hood. Integrated dishwasher. Plumbing for washing machine. Integrated fridge/freezer. Radiator. Part glazed door leading to the rear garden.

### Staircase to first floor landing

Doors off to:

### Bedroom 1 – 3.71m x 3.10m (12'2" x 10'2")

Double glazed window to front. Built-in mirror fronted wardrobes. Radiator. TV point.

### En-Suite

Obscure double glazed window. Corner shower cubicle with shower screen and fitted shower. Low level w/c. Fully tiled walls and floor. Vanity wash-hand basin. Radiator.

### Bedroom 2 – 3.68m x 3.15m (12'1" x 10'4")

Double glazed window to front. Built-in wardrobes. Radiator.

### Bedroom 3 – 3.28m x 3.00m (10'9" x 9'10")

Double glazed window to rear. Built-in double wardrobe. Radiator.

### Bedroom 4 – 3.07m x 2.36m (10'1" x 7'9")

Currently being used as a study. Double glazed window to rear. Built-in wardrobe. Radiator.

### Bathroom

Double glazed window. Heated chrome ladder towel rail. Panelled bath with shower over and shower screen. Vanity wash-hand basin. Low level w/c. Fully tiled walls and floor.

### Double Garage – 5.26m x 5.18m (17'3" x 17'0")

Electric up and over door.

### Outside

To the front of the property, is a very private plot predominately laid to lawn with a double garage with power, and tarmacked driveway for ample off road parking. Beside the garage there is a further parking area for a boat, caravan or campervan.

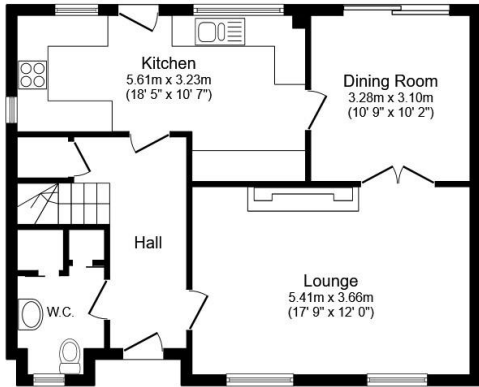
To the rear of the property, there is a patio area which is accessed off the kitchen and dining room, with raised shrub borders and a garden predominately laid to lawn with wall and fence surround affording a great deal of privacy.

### Agents Note

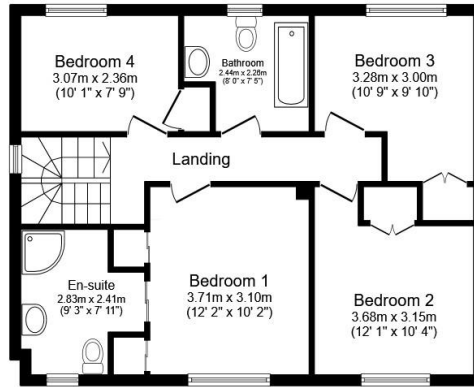
Council Tax Band: 'E' £3016.91 for 2024/25

EPC Rating: 'C'

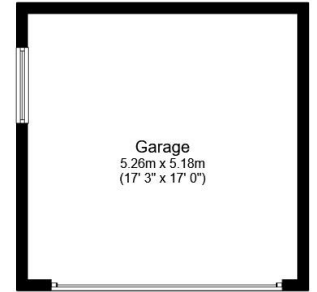




**Ground Floor**



**First Floor**



**Garage**

Total floor area 149.1 m<sup>2</sup> (1,605 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
sales@samplemills.co.uk

[www.samplemills.co.uk](http://www.samplemills.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.