

**SAMPLE
MILLS**



**Moore Close
Aller Park
Newton Abbot
Devon**

£585,000
FREEHOLD





**Moore Close, Aller Park,
Newton Abbot, Devon**

£585,000 Freehold

Nested in a peaceful cul de sac in the ever popular town of Newton Abbot, 5 Moore Close is an impressive 5 bedroom detached family house that offers spacious comfort and style in equal measure. From the moment you arrive, the property's kerb appeal is undeniable, with its general frontal and welcoming setting hinting at the lifestyle within.

Perfectly located in a quiet residential pocket, yet close to all amenities, this is a home that balances tranquility with convenience. Step inside and you will be greeted by a spacious interior over 225 sq m throughout, thoughtfully designed to suit modern family living.

The home boasts multiple reception areas, ideal for entertaining and enjoying cosy evenings in, along with well proportioned bedrooms that provide plenty of room for everyone. Bright, airy and versatile, the layout offers scope for home working, hobbies or simply enjoying the generous living accommodation with its substantial floor area and quality build. This is a property that you can truly make your own.

Outside, the appeal continues with a private garden, private for summer gatherings, children to play or simply a quiet spot to unwind.

Other benefits include a recently refitted high quality kitchen/breakfast room, family bathroom with underfloor heating which has recently been refitted to a high standard, off road parking and a detached double garage.

The property is being sold with **NO ONWARD CHAIN**.

Viewing of this property is strongly recommended.



GROUND FLOOR

Glazed door with wood leadlight windows to:

Entrance Porch

Concealed lighting. Wood effect flooring. Glazed door through to:

Entrance Hall

Dado rail. Coving to textured ceiling. Double panelled radiator. Engineered Oak flooring. Storage cupboard with shelving.

Cloakroom

Low level w/c. Wash-hand basin. Engineered Oak flooring. Obscure glazed window. Concealed lighting. Chrome ladder radiator.

Lounge – 5.60m x 3.30m (18'4" x 10'10")

Feature fireplace with granite stone surround, granite insert, living flame gas fire and mantle over. Coving to textured ceiling. Dado rail. Oak wooden flooring. Wood double glazed leadlight windows looking over the front. Double panelled radiator. Opening doors onto:

Dining Room – 3.30m x 3.04m (10'10" x 10'0")

Engineered Oak flooring. Double panelled radiator. Coving to textured ceiling. Dado rail. Sliding doors through to:

Conservatory – 3.90m x 3.40m (12'10" x 11'2")

Hexagonal shaped conservatory. Laminate flooring. Wood double glazed windows. Access onto the rear. Pitch roof. Light and power.

Kitchen – 4.60m x 3.10m (15'1" x 10'2")

Incorporates a range of quality fitted base units with floor lighting. Range of fitted wall mounted cupboards. Display cabinets. Quartz fitted worktops. Built-in drainer 1½ with mixer tap over. Upstandings and display cabinets. Splash back. Built-in Induction hob. Built-in AEG stainless steel single oven with microwave over. Integrated fridge and freezer. Ceramic high gloss tiled floor. Further range of base units with Quartz fitted worktops. Breakfast bar. Further base and wall mounted cupboards. Concealed lighting. Stable door providing access to the rear. Double glazed windows overlooking the rear garden.

Study – 2.50m x 2.20m (8'2" x 7'3")

Wood double glazed windows to the side. Double panelled radiator. Coving to ceiling.

Bedroom/Reception Room – 3.10m x 2.80m (10'2" x 9'2")

Access to loft area. Wood leadlight double glazed window. Double panelled radiator.



STAIRCASE TO FIRST FLOOR

Wood balustrade. Access to loft area. Thermostat control for underfloor heating. Airing cupboard with mega flow immersion tank. Doors off to:

Bedroom 1 – 4.30m x 3.30m (14'1" x 10'10")

Built-in mirror fronted sliding wardrobe doors. Wood framed windows to the rear. Double panelled radiator.

En-Suite Shower Room

Recently re-fitted. Walk-in shower. Tiled walls, Concealed lighting. Vanity wash-hand basin. Low level w/c. Obscure glazed window. Chrome ladder radiator. Oak fitted flooring.

Bedroom 2 – 3.70m x 3.20m (12'2" x 10'6")

Wood click flooring. Leadlight double glazed windows to the front. Double panelled radiator. Built-in double wardrobe with mirror fronted doors.

Bedroom 3 – 4.81m x 2.50m (15'9" x 8'2")

Velux window. Wood double glazed window with views over the side and the surrounding area. Built-in wardrobes, mirror fronted sliding doors.

Bedroom 4 – 4.00m x 2.80m (13'1" x 9'2")

Wood double glazed leadlight windows looking over the front. Double panelled radiator. Built-in wardrobe.

Bathroom

Recently re-fitted. Italian style flooring. Central feature bath with chrome mixer tap over. Jack and Jill marble vanity wash-hand basins with chrome mixer taps over with base units. Large Walk in 1200mm shower with single and overhead power shower. Concealed light. Bevel edged tiling. Extractor fan. Underfloor heating. Obscure glazed window.



Double garage – 5.30m x 5.10m (17'5" x 16'9")

Up and over doors. Power and light. Side door. Double glazed windows.

OUTSIDE

To the front of the property there is a paved driveway to the entrance, with off road parking for 2 cars. A path leads to the side gate and path leading down to the front door. The front garden incorporates a lawned area with mature trees, plants and shrubs and a circular patio area, with a raised wall with decorative stone chippings. Wrought iron railings and gate provide access around to the rear, where there are gas and electric meters, and a timber door providing access to the rear garden. Outside lighting.

The rear garden has access from the side, the kitchen and the conservatory. There are steps onto a patio area which has a raised wall with wrought iron railings with steps leading down to a further patio area and composite decking on two further levels. Fenced surround with steps down onto a lawned area and access back around to the side. Lawned garden to the rear, level, with a small, gravelled seating area, gravelled garden with good range of borders, shrubs and plants, backing onto the woodland at the rear. Further steps lead down to a summerhouse which enjoys sunlight throughout the day. Overall, the property enjoys quiet secluded gardens which have been very well landscaped with a good range of mature trees, plants and shrubbery. Outside lighting.

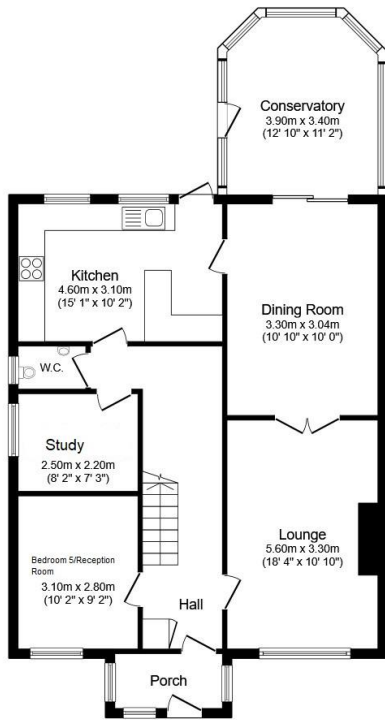
AGENT'S NOTE

Council Tax Band: 'F'

EPC Rating: 'D'

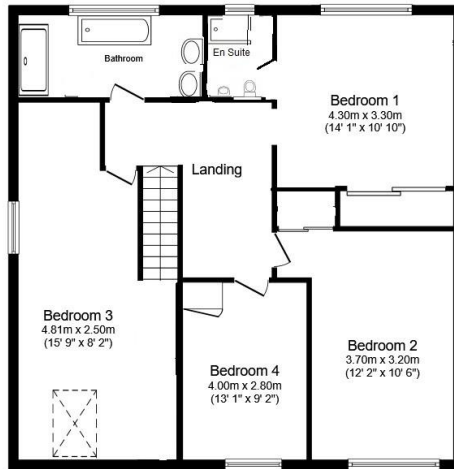
Long Term Flood Risk: Very Low





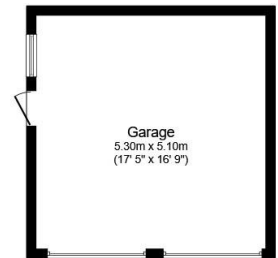
Ground Floor

Floor area 98.0 sq.m. (1,055 sq.ft.)



First Floor

Floor area 98.2 sq.m. (1,057 sq.ft.)



Double Garage

Floor area 27.2 sq.m. (293 sq.ft.)

Total floor area: 223.4 sq.m. (2,405 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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.

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