

**SAMPLE
MILLS**



**Hawthorn Close
Aller Park
Newton Abbot
Devon**

£450,000
FREEHOLD





Hawthorn Close, Aller Park, Newton Abbot, Devon

£450,000 freehold

A 4 bedroom Executive style Detached property situated in a cul de sac position in the sought after residential area of Aller Park, within easy access of all local amenities as well as road access via the A380/A38/M5 Motorway, and mainline rail links to London Paddington.

The accommodation comprises entrance hall, cloakroom, lounge, separate dining room, kitchen and utility on the ground floor.

On the first floor there are 4 bedrooms, master with en suite and built in wardrobes, plus a separate family bathroom.

Further features include mature, landscaped gardens, double garage, good off road parking, double glazing and gas central heating.

Viewing of this family home is highly recommended.



Storm Porch

uPVC double glazed door with display window to

Entrance Hall

Coving to ceiling. Cupboard. Door off to

Cloakroom

Low level WC. Wash hand basin. Tiled walls. Chrome fitted ladder radiator. Obscure uPVC double glazed window. Coving to ceiling.

Lounge – 6.30m x 3.60m (20'8" x 11'10")

Feature fireplace with Living Flame fire. uPVC double glazed sliding doors opening onto the rear. Understairs storage area. uPVC double glazed windows to front and rear. Double opening Sapele doors lead into

Dining Room – 3.70m x 2.70m (12'2" x 8'10")

Single panelled radiator. Dado rail. Textured ceiling.

Utility area – 2.91m x 2.30m (9'7" x 7'7")

Plumbing for washing machine. Plumbing for dishwasher. Stainless steel sink drainer unit. Base unit. Range of wall mounted cupboards, one housing the Baxi boiler serving hot water and gas central heating. Consumer unit. uPVC double glazed door to rear. uPVC double glazed window. Textured ceiling. Spot lamps.

Kitchen – 3.50m x 2.70m (11'6" x 8'10")

Range of fitted base units with worktop surface areas over. Matching range of wall mounted cupboards. 1½ stainless steel sink unit with mixer taps. Built in oven and hob. Part tiled walls. uPVC double glazed window. Wine rack.

FIRST FLOOR LANDING

Airing cupboard. Access to loft area.

Bedroom 1 – 3.60m x 3.30m (11'10" x 10'10")

uPVC double glazed window overlooking the rear garden. Coving to textured ceiling. Single panelled radiator. 2 built in double wardrobes with hanging rail and fitted shelving. Door to

En Suite Shower Room

Shower cubicle with power shower. Tiled walls. Low level WC. Wash hand basin. Fixed mirror. Obscure uPVC double glazed window. Tiled floor.

Bedroom 2 – 3.60m x 3.00m (11'10" x 9'10")

uPVC double glazed window. Single panelled radiator. Coving to textured ceiling.

Bedroom 3 – 2.60m x 2.60m (8'6" x 8'6")

uPVC double glazed window. Single panelled radiator. Coving to textured ceiling.

Bedroom 4 – 2.60m x 2.50m (8'6" x 8'2")

uPVC double glazed window. Single panelled radiator. Coving to textured ceiling.

Bathroom

3 piece suite comprising panelled bath with shower screen and shower over. Low level WC. Wash hand basin. Extractor fan. Fully tiled walls. Obscure uPVC double glazed window.

OUTSIDE

Tarmacadam driveway providing off road parking to the front. The front garden is landscaped with steps down to the front veranda.

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

2 x up and over doors. Power and light. Pitched roof. Overhead storage. Fitted shelving.

To the rear of the property is a landscaped garden incorporating a paved patio area running the width of the property. There is a raised wall with plants and shrubbery. Steps down to a lawned area with further range of plants and shrubbery. Further steps lead down to a gravelled area. The garden is fully enclosed offering privacy and seclusion.

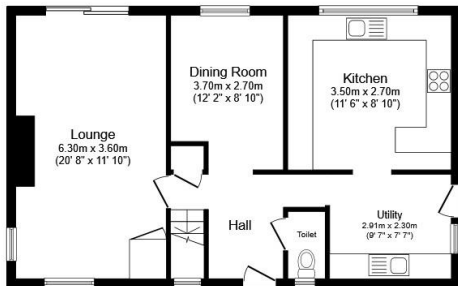
AGENT'S NOTE

Council Tax Band: 'E' £3161.99 for year 25/26

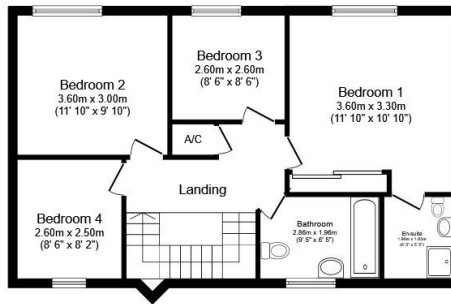
EPC rating: 'C'

Low term flood risk: Very low





Ground Floor
Floor area 65.6 sq.m. (706 sq.ft.)



First Floor
Floor area 65.7 sq.m. (707 sq.ft.)



Garage
Floor area 27.0 sq.m. (291 sq.ft.)

Total floor area: 158.3 sq.m. (1,704 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	72 C	80 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.