



Modern Detached Home

CHECK OUT this MODERN FAMILY HOME! Barrett's Lincoln Design. 4 Bedrooms, Home Office or 5th Bedroom Alternative. Kitchen Breakfast Room. Living Room, Cloakroom, Bathroom & En-suite Shower Room Off Road PARKING. & Garage. South Facing rear enclosed Garden with Fantastic views of Haytor.

1 Hockmore Drive | Newton Abbot | TQ12 4FH





PROPERTY TYPE

Detached House



SIZE

1,250 sq ft



LOCATION

Newton Abbot



AGE

Modern



BEDROOMS

4/5



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden,
South Facing Garden, Patio



EPC RATING

B (83)



COUNCIL TAX BAND

E



in a nutshell...

- 4 Bedrooms with Main En-suite
- Living Room
- Kitchen, Breakfast, Dining Room
- Home Office Room or 5th Bedroom Alternative
- Family Bathroom & Cloakroom
- Sunny South Facing Garden & Patio with Views of Haytor
- Garage & Off Road Parking
- Popular Barrett Homes built Home
- Good transport Links, Bus Rail & Motorway links





the details...

Situated in a small development just off Haytor Drive on the outskirts of Newton Abbot, this Barratt's Lincoln Design property benefits from a peaceful setting with country walks nearby. It is within easy reach of local shops, a doctor's surgery, and a primary school, with a bus service to the town centre. Newton Abbot offers a range of amenities, including shops, restaurants, schools, and parks. For commuters, the A380, M5, and mainline train station with direct links to London Paddington are easily accessible. The property is still under its 10-year NHBC warranty.

The property is set back from the road with a neatly landscaped front garden, a driveway providing off-road parking in front of the garage, and a pathway leading to the front door, which divides the front garden from the parking area.

Stepping through the front door you are welcomed into a spacious hallway with stairs leading to the first floor. The lounge is dual aspect, with a window overlooking the front garden and French doors opening into the rear garden, allowing natural light to flood the space. The room is carpeted, creating a cozy atmosphere. From the hallway, you'll also find a separate home office or 5th bedroom alternative, also dual aspect, with windows to the front and side, providing a bright and airy feel. The room is carpeted for added comfort. A downstairs cloakroom/WC features a low-level toilet, pedestal wash basin, and an extractor fan.

The heart of the home is the kitchen/breakfast/dining room, a light and airy L-shaped space, extensively fitted with a modern range of high-gloss wall and base units, providing ample storage, complemented by slightly darker work surfaces and an inset sink unit. Integrated appliances include an oven, hob, dishwasher, and spaces for a washing machine and fridge/freezer. LED strip lighting around the wall units adds a stylish touch, illuminating the entire space. There are windows to the side and rear, plus French doors that open directly onto the garden patio, creating an ideal setting for seamless indoor/outdoor living. Laminate flooring throughout ensures a sleek, low-maintenance finish.

Upstairs, you'll find 3 double bedrooms, including the main bedroom with en-suite, plus a smaller double bedroom. The main bedroom is dual aspect, with windows to the rear and side, and is fitted with bespoke built-in wardrobes and matching bedroom furniture. The en-suite shower room is fully tiled in the shower cubicle from floor to ceiling, with a shower, low-level WC, pedestal wash basin, and a glazed window for ventilation. Bedrooms two and three both include built-in wardrobes, while bedroom four, though slightly smaller, remains a comfortable double and is currently used as a spare bedroom, with a window overlooking the rear garden.

The family bathroom features a modern white suite, including a panelled bath with shower over, tiling to surround, a low-level WC, pedestal wash basin, and an extractor fan. The room is finished with vinyl flooring for durability and easy upkeep.

To the rear, the large south-facing enclosed garden offers stunning views of Haytor. This outdoor space is perfect for relaxing or entertaining, with a paved patio area, a well-maintained lawn, and the added convenience of a door providing access directly into the garage.

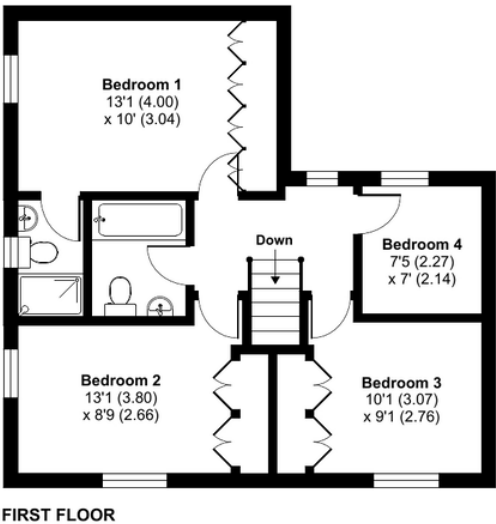
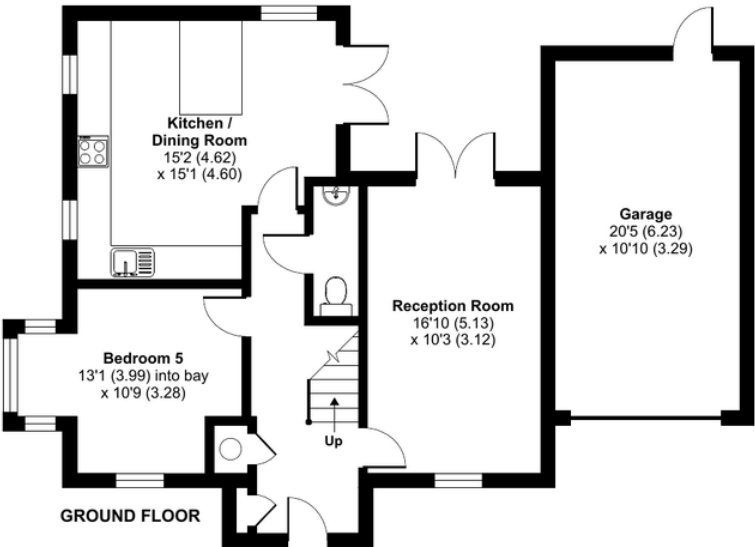
With off-road parking, a garage, and a well-designed interior, this property provides the ideal family home in a sought-after location. Don't miss out on this fantastic opportunity!

Tenure – Freehold
Council Tax – E

the floorplan...

Hockmore Drive, Newton Abbot, TQ12

Approximate Area = 1250 sq ft / 116.1 sq m
Garage = 222 sq ft / 20.6 sq m
Total = 1472 sq ft / 136.7 sq m
For identification only - Not to scale



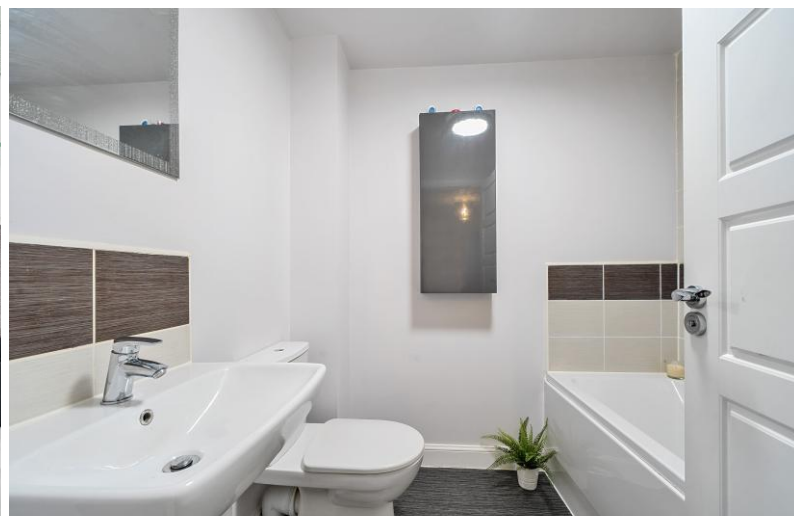
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how to get there...

Starting at Queen Street in Newton Abbot (TQ12 2AU), head south on Prospect Terrace toward Fairfield Terrace. Continue for 0.2 miles, then turn left onto Torquay Road (A381) and follow the A381. After 0.4 miles, turn right onto Station Road (A381) and continue for another 0.8 miles. At the roundabout, take the second exit onto Shaldon Road. After 1.6 miles, turn left onto Haytor Drive, then right onto Windsor Avenue. Shortly after, turn left onto Hockmore Drive, and the destination will be on your left, arriving at Newton Abbot (TQ12 4FH).

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 4FH**





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