



3 Clover Way, Newton Abbot - TQ12 1GE
£425,000 Freehold

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 **1 Bank Street**
Newton Abbot TQ12 2JL



Situated in a highly sought-after location, this impeccably presented four-bedroom detached house offers a perfect blend of style and space. The property welcomes you with a spacious entrance hallway providing access to the downstairs accommodation and features a convenient storage cupboard.

The generous living room boasts ample space for relaxation and entertainment, tastefully decorated and featuring a large window that floods the room with natural light. From here, the property seamlessly flows into the kitchen/diner, a hub of the home designed for both functionality and style. The fully-equipped kitchen comes complete with a large range of integrated appliances such as, fridge/freezer, dishwasher, double oven, separate gas hob and extractor fan, offering a perfect setting for culinary enthusiasts or busy families. The dining area benefits from bi-folding doors leading out to the rear garden, creating a seamless transition between indoor and outdoor living.

Conveniently positioned adjacent to the kitchen, the utility room, which houses the IDEAL gas combi-boiler, and has space and plumbing for a washing machine and tumble dryer. There is also a worktop, sink and wall cupboards, adding practicality to the property's design. A downstairs cloakroom ensures added convenience, with low-level WC and wash hand basin, catering to the needs of modern living.

On the first floor, four well-proportioned bedrooms await, providing ample accommodation for families or those in need of additional space. The principle bedroom benefits from its own ensuite, comprising of low-level WC, wash hand basing and shower. A family bathroom completes this level, featuring a bath with a shower over, catering to both relaxation and functionality. Additionally, an airing cupboard provides valuable storage space for linens and household essentials.

Externally, the property includes a garage, offering additional storage or parking space, adding a valuable asset to this already impressive home. Ample off-road parking further enhances the practicality and convenience of the property.

In summary, this delightful family home perfectly combines comfort, style, and practicality, offering an exceptional opportunity for those seeking a modern lifestyle in a desirable location. With its well-designed living spaces, convenient amenities, and high-quality finishes, this property presents a rare opportunity to acquire a home that truly ticks all the boxes.

Measurements

Living Room - 16'7 × 10'10 (5.05m x 3.30m)

Kitchen/diner - 19'0 × 9'11 (5.78m x 3.03m)

Utility Room - 6'9 × 6'0 (2.07m x 1.82m)

Cloakroom - 6'0 × 3'0 (1.82m x 0.92m)

Bedroom - 14'7 × 10'4 (4.44m x 3.15m)



Bedroom - 10'5 × 10'4 (3.17m x 3.15m)

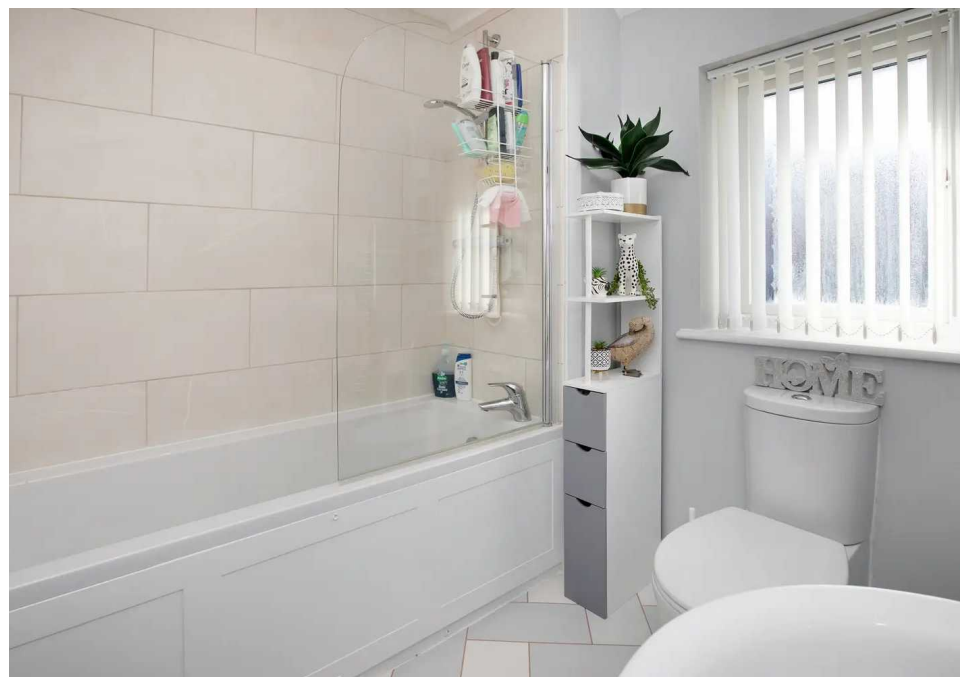
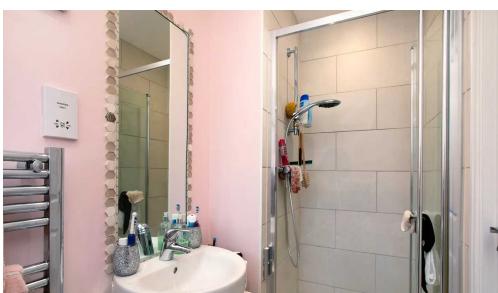
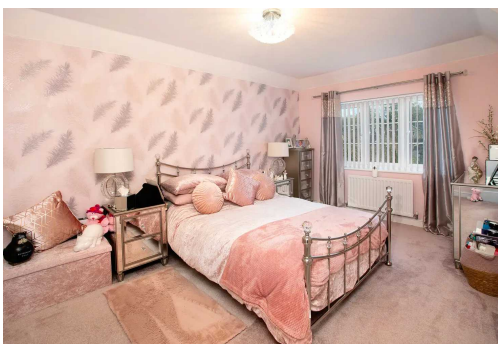
Bedroom - 10'10 × 10'1 (3.30m x 3.07m)

Bedroom - 10'11 × 6'5 (3.34m x 1.95m)

Ensuite - 7'7 × 3'11 (2.31m x 1.20m)

Bathroom - 6'8 × 6'5 (2.04m x 1.96m)

Garage - 17'1 × 8'10 (5.20m x 2.70m)



Impeccably presented four-bed detached house in sought-after location. Spacious with elegant living room, modern kitchen/diner, utility room, garage, and off-road parking. Ensuite to principal bed, family bathroom, and ample storage. Perfect blend of style, space, and convenience for modern living.

Council Tax band: D

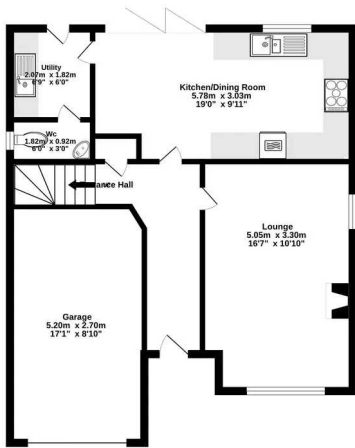
This low maintenance west facing garden has two level lawns, raised beds and is fully enclosed with fencing. A slabbed patio area greets you from the french patio doors in the kitchen, perfect for enjoying the summer sun. Alfresco dining and entertaining is well catered for with a raised timber deck, an ideal space for BBQ's and family time.

Single Garage

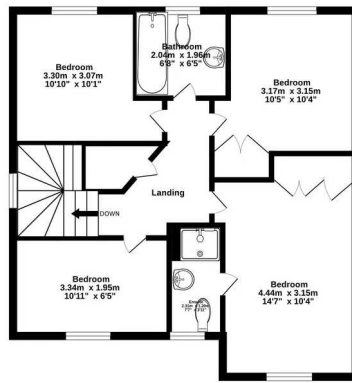
1 Parking Space



Ground Floor
61.9 sq.m. (667 sq.ft.) approx.



1st Floor
56.6 sq.m. (609 sq.ft.) approx.



TOTAL FLOOR AREA : 118.5 sq.m. (1276 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Desirable location
- Large Living Room
- Kitchen/Diner
- Utility Room
- Downstairs Cloakroom
- Four Bedrooms
- Master Ensuite
- Family Bathroom
- Garage
- Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		