



## 16 Cranesbill Way, Newton Abbot

£385,000 Freehold

Detached House • Spacious Lounge • Kitchen/Diner • Office/Study • Four Bedrooms • Master Bedroom with Ensuite • Garage • Driveway • Enclosed Rear Garden • Close to Amenities

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Constructed by Taylor Wimpey in 2020, this modern and spacious detached family home features four double bedrooms, including a principal en-suite, a family bathroom, a living room, a dining room, a contemporary kitchen breakfast room, an integral garage, countryside views, and an enclosed south-facing rear garden.

This detached property, sold chain-free, has significant kerb appeal. A white glazed composite front door opens into a carpeted hallway with stairs to the first floor and doors leading to the kitchen diner, living room, home office, downstairs W.C., and storage cupboard.

The spacious living room is bright and comfortable, with ample space for all your furniture. French doors with side windows open out to the garden, allowing you to enjoy the sunnier days. Adjacent is the kitchen diner, featuring a modern kitchen with light grey wall and floor units, dark wood effect worktops, and built-in appliances including a fridge, freezer, dishwasher, washing machine, electric oven, gas hob with extractor fan, and a stainless steel sink. The dining area, open plan to the kitchen, offers space for a table and chairs, with French doors opening out to the rear garden, making it an ideal spot for summer entertaining.

The versatile home office can be used as a craft room, playroom, study, or games room. It is carpeted and features internal French doors and a window to the front with uPVC shutters. Convenience is added with a downstairs W.C. comprising a low-level W.C., pedestal hand basin, extractor fan, and radiator. A useful cupboard provides space for coat and shoe storage.

Carpeted stairs rise to the first-floor landing, with doors leading to the bedrooms, family bathroom, airing cupboard, and storage cupboard. Bedroom one is a generous double with ample room for all your bedroom furniture. Two windows welcome in natural light and provide views over the fields. This room benefits from an en-suite shower room with a tiled shower, low-level W.C., pedestal hand basin, radiator, vinyl flooring, and an obscure window. Bedroom two is a large double room with space for bedroom furniture, a radiator, and a window to the front with views. Bedroom three, currently used as a second living room, is a double room with space for bedroom furniture, a window to the rear, and a radiator. Bedroom four is a large single room with a radiator and space for wardrobes, with a window overlooking the rear garden. The modern family bathroom comprises a bath with shower over and glass screen, low-level W.C., pedestal hand basin, radiator, and an obscure window. The upstairs is completed by an airing cupboard, ideal for storing linens.

## Measurements

Lounge - 16'8 × 11'2 (5.1m x 3.4m)

Kitchen/Diner - 17'8 × 7'8 (5.4m x 2.3m)

Office/Study - 9'4 × 7'8 (2.9m x 2.3m)

Bedroom - 14'5 × 13'2 (4.4m x 4.0m)

Bedroom - 14'5 × 10'3 (4.4m x 3.1m)

Bedroom - 11'9 × 10'3 (3.6m x 3.1m)

Bedroom - 10'10 × 8'0 (3.3m x 2.4m)

Garage - 19'7 × 9'10 (6.0m x 3.0m)



## Important Information

Teignbridge Council Tax Band E  
(£3016.61 Per Year)

EPC Rating B

Broadband Speed Ultrafast 1000  
Mbps (According to OFCOM)

Mains Gas, Electric, Water and  
Drainage Supplied

The Property Is Freehold





