

Detached Family Home

24 Crokers Way | Ipplepen | TQ12 5QZ

complete.

thoroughly good property agents

PROPERTY TYPE
Detached House

SIZE
1114 Sq Ft

LOCATION
Village

AGE
Modern

BEDROOMS
4

RECEPTION ROOMS
2

BATHROOMS
2

WARMTH
Gas

PARKING
Garage, Off Road Parking

OUTSIDE SPACE
Garden

EPC RATING
C

COUNCIL TAX BAND
D



in a nutshell...

- Popular Village Location
- Large Lounge/Diner
- Modern Fitted Kitchen
- Four Bedrooms
- Family Bathroom and Ensuite to Master
- Front and Rear Gardens
- Detached Garage
- Driveway Parking for 2-3 Cars
- Downstairs WC









the details…

Situated in the popular village of Ipplepen, this spacious and well presented four bedroom family home offers generous and versatile accommodation arranged over two floors. The property provides an excellent amount of living space, making it ideally suited to family life, and further benefits from gardens to both the front and rear, a garage and driveway parking for two to three vehicles.

Upon entering, you are welcomed into an entrance hall with stairs rising to the first floor and access to a useful downstairs cloakroom. The spacious lounge is a particularly appealing room, offering ample space for comfortable seating and providing a lovely environment for relaxing with family or entertaining friends. A separate dining room provides an ideal space for more formal dining and family gatherings, with convenient access through to the kitchen. The modern kitchen is fitted with a good range of units and work surfaces, providing plenty of storage and preparation space, together with room for the necessary appliances.

On the first floor, there are four well proportioned bedrooms, three of which are generous doubles, offering excellent flexibility for growing families or those looking for additional space to work from home. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a family bathroom, creating practical and comfortable accommodation for the whole household.

Outside, the property enjoys gardens to both the front and rear, providing attractive outdoor spaces to enjoy throughout the year. The front garden incorporates a decking area, offering an ideal spot for outdoor seating and enjoying the warmer months. The rear garden provides further space for relaxing, entertaining and family activities. Completing the property is a garage, offering useful additional storage, together with a driveway providing off road parking for approximately two to three vehicles.

Combining spacious living accommodation, four bedrooms and excellent outside space, this is a lovely family home offering plenty of flexibility, all within the popular village of Ipplepen.



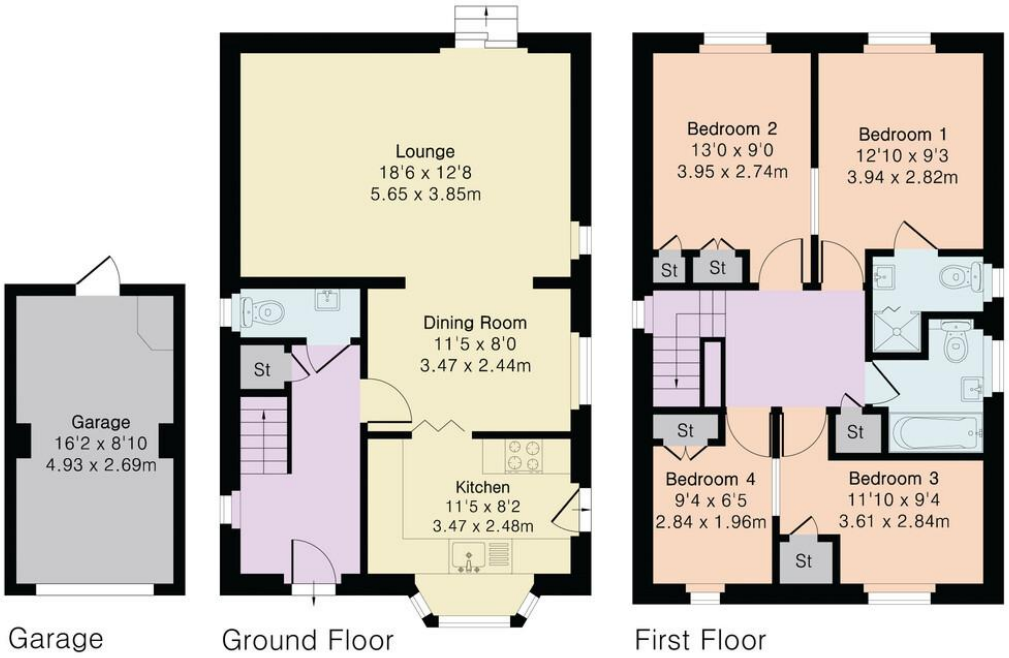




the floorplan...

Approximate Gross Internal Area 1114 sq ft - 103 sq m
(Excluding Garage)

Ground Floor Area 562 sq ft – 52 sq m
First Floor Area 552 sq ft – 51 sq m
Garage Area 143 sq ft – 13 sq m



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.













the location...

Situated in the heart of the South Devon countryside, Ipplepen is a popular and well established village offering a lovely blend of rural surroundings, a strong community atmosphere and convenient access to nearby towns. The village has a good range of everyday amenities, including a local convenience store, post office, health centre, traditional village pub and community hub, which incorporates a café and library.

For families, Ipplepen benefits from its own primary school, catering for children aged 4 to 11, together with pre school facilities. There is also a choice of secondary schooling in the surrounding area, including Coombeshead Academy and Newton Abbot College in Newton Abbot, as well as King Edward VI Community College in Totnes. Totnes also offers primary education, including The Grove School and St John's Catholic Primary School, providing further choice for families in the wider area.

The village is conveniently positioned between Newton Abbot and Totnes, with the A381 providing straightforward road links to both. Regular bus services operate between Newton Abbot, Ipplepen and Totnes, while Newton Abbot railway station offers mainline connections to Exeter, Plymouth and London, making the area well suited to commuters and those travelling further afield.

There is plenty to enjoy locally, with Ipplepen offering a recreation park with children's play areas, tennis courts, a skate park and bowling facilities, alongside village playing fields and various community activities. Golf enthusiasts are also well catered for at nearby Dainton Park Golf Club. The surrounding countryside provides excellent opportunities for walking and cycling, while the beautiful landscapes of Dartmoor National Park and the beaches and coastal attractions of Torbay are within comfortable driving distance. The larger towns of Newton Abbot and Totnes provide an even wider selection of shops, supermarkets, restaurants and leisure facilities.









Need a more complete picture? Get in touch with your local branch…

Tel 01626 362 246
Email newton@completeproperty.co.uk
Web completeproperty.co.uk

Complete
79 Queen Street
Newton Abbot
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these…