

SIMPLY GREEN

Oak Tree Drive, Newton Abbot



Bedrooms: 4 | Bathrooms: 2 | Reception: 1

- Beautifully presented 4 bedroom detached home
- Spacious lounge
- Excellent kitchen/diner overlooking the rear garden
- Ground floor utility/WC
- Master bedroom with dressing area and en-suite shower room
- Three further well proportioned bedrooms
- Family bathroom
- Double Integral Garage with driveway parking
- Fantastic tiered garden to the rear with stunning outdoor covered seated area with woodburner
- Popular location in Aller

Property Type: Detached House

Council Tax Band: E

Tenure: Freehold

Beautifully presented four-bedroom detached family home offering spacious and versatile accommodation throughout. The property features a bright double-aspect lounge with patio doors opening onto the rear garden, creating a wonderful space for both relaxing and entertaining. The modern fitted kitchen/diner is well-equipped with integrated appliances, including a dishwasher, while a convenient ground-floor utility room and WC add further practicality.

Upstairs, the impressive master bedroom benefits from a dressing area and en-suite shower room, complemented by three further generously sized bedrooms and a contemporary family bathroom. Externally, the home enjoys a lovely rear garden with a covered seating area and woodburner, perfect for year-round outdoor enjoyment. Additional benefits include an integral double garage and ample family living space throughout.

Viewing

Viewing is highly recommended to fully appreciate the space, quality and lifestyle this exceptional family home has to offer. Please contact us to arrange a convenient appointment.







Accommodation

A welcoming entrance hall sets the tone for the accommodation beyond, providing access to the principal ground-floor rooms. The spacious dual-aspect lounge is a particular highlight, flooded with natural light from a large window to the front and complemented by patio doors opening directly onto the rear garden. This inviting reception room provides an ideal setting for both relaxing with family and entertaining guests.

At the heart of the home lies the superb kitchen/dining room, thoughtfully designed to cater for modern lifestyles. The contemporary fitted kitchen offers an excellent range of units and work surfaces, together with integrated appliances including a dishwasher. The dining area comfortably accommodates a family-sized table and benefits from patio doors leading to the garden, creating a seamless connection between indoor and outdoor living.

Further enhancing the ground floor is a practical utility room, providing additional storage and laundry facilities, alongside a convenient cloakroom/WC.

The first floor offers four generously proportioned bedrooms. The impressive principal bedroom serves as a peaceful retreat, featuring fitted wardrobes, a dedicated dressing area and a stylish en-suite shower room. Three further spacious bedrooms provide flexible accommodation for family members, guests or those requiring home office space. A contemporary family bathroom, fitted with modern fixtures and fittings, completes the first-floor accommodation.

External

To the front of the property, a driveway provides off-road parking and leads to the integral double garage, offering excellent storage and further practicality.

The rear garden is a standout feature of this wonderful home. Thoughtfully landscaped and arranged over tiers, it provides a variety of spaces to enjoy throughout the seasons. Of particular note is the superb covered seating area complete with a woodburner, creating a cosy and atmospheric setting for outdoor dining, entertaining friends and family, or simply unwinding year-round. The garden offers an excellent degree of privacy and provides the perfect extension of the living accommodation.

Location

The property is ideally situated within the desirable Aller area of Newton Abbot, offering convenient access to a range of local amenities, highly regarded schools, leisure facilities and excellent transport connections. Newton Abbot town centre, mainline railway station and the A380 are all within easy reach, making this an ideal location for families and commuters alike.

Main Services

Mains Gas, Electricity, Water and Drainage.

Council Tax

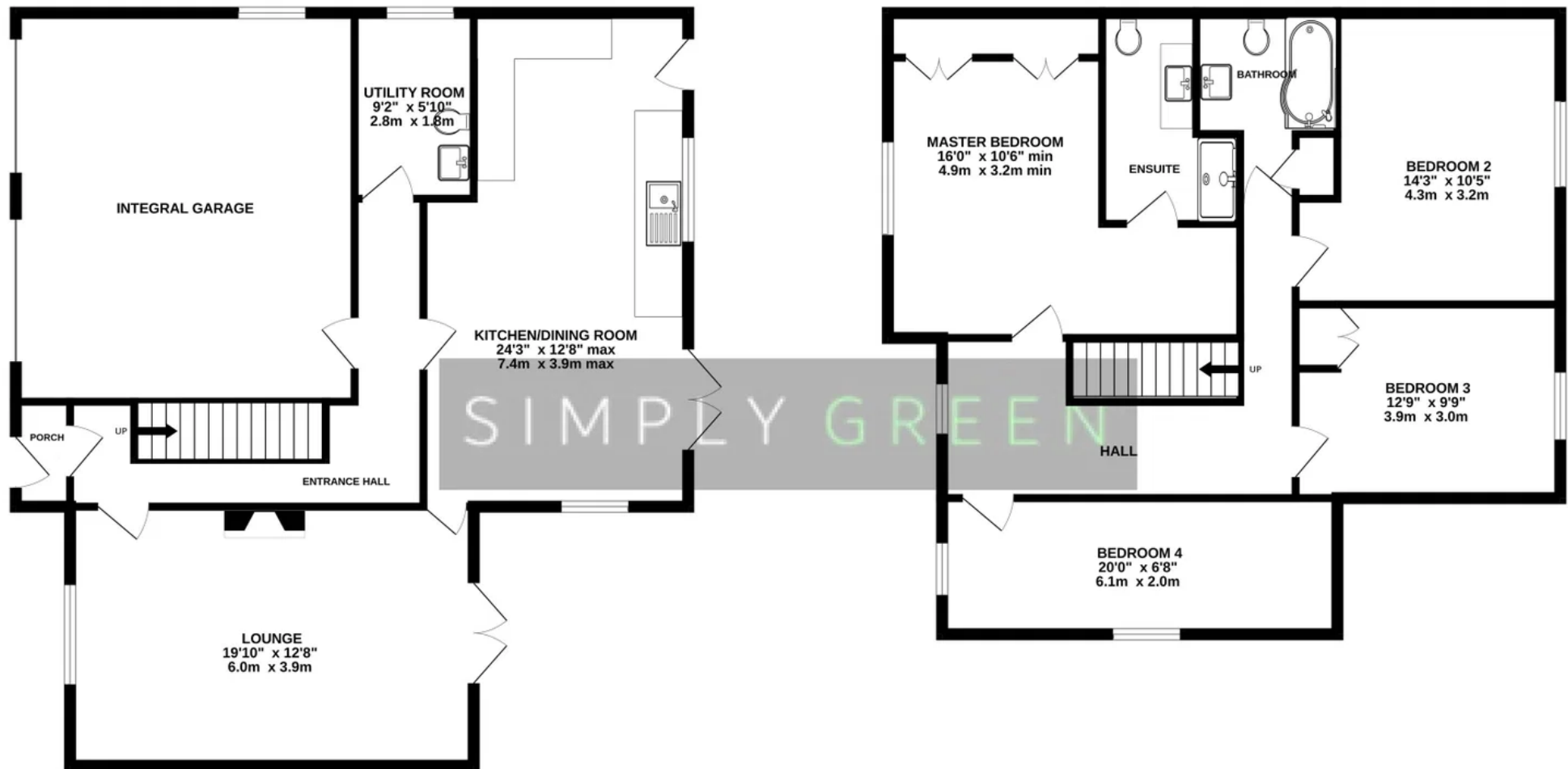
Band E.

Viewing



GROUND FLOOR

1ST FLOOR



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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