

SIMPLY GREEN



Laurie Avenue, Newton Abbot, TQ12 1NW

Newton Abbot - Guide Price £275,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Semi-Detached
- Driveway Parking
- Perfect FTB Home
- Bright & Airy
- Modern Family Bathroom
- Ample Storage Solutions
- Well Proportioned Bedrooms
- Shed & Workshop
- Large Rear Garden
- Close To Local Amenities

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

This well-presented three-bedroom semi-detached home is ideally located in the heart of Newton Abbot, offering convenient access to a wide range of local amenities. The accommodation comprises a spacious lounge/diner, fitted kitchen, generous entrance hall, porch, and ample built-in storage cupboards. To the first floor are three well-proportioned bedrooms and a modernised family bathroom.

The property occupies a good-sized plot, featuring a well-proportioned front garden and a large rear garden with side access, along with useful shed and workshop spaces. The home benefits from driveway parking, and the current owners have installed a retaining wall and supporting foundations, allowing for the potential future expansion of the driveway, subject to the necessary consents.





Ground Floor Accommodation

Upon entering the property, you are welcomed by a generously sized porch, ideal for storing coats, shoes, and other outdoor belongings before stepping into the main home. The interior opens into a spacious entrance hallway, providing access to all principal ground floor rooms as well as the staircase to the first floor. A convenient alcove for a storage cupboard is also located here.

The well-proportioned lounge/diner is a bright and inviting space, benefiting from dual-aspect windows that flood the room with natural light. The lounge area offers ample electrical outlets and provides an ideal setting for relaxing in the evenings. The dining area is equally generous in size and features French patio doors that open directly onto the garden, creating a seamless indoor-outdoor connection.

The kitchen is well laid out and offers plentiful cabinetry for storage. A large window enhances the sense of space and light, while the kitchen is equipped with a sink, gas oven, electric hob, and designated space for a washing machine and fridge/freezer.

First Floor Accommodation

Rising to the first floor, the property offers three well-proportioned bedrooms, each benefiting from fitted carpeting, generous floor space, and large windows that allow an abundance of natural light to flow throughout. All bedrooms are well served with ample electrical outlets, making them practical as well as comfortable living spaces.

The family bathroom has been modernised and features stylish grey slate-effect flooring complemented by crisp white wall tiling. The suite comprises a bath with overhead shower, a wash basin with integrated storage cupboard, and a WC, creating a clean and contemporary finish.

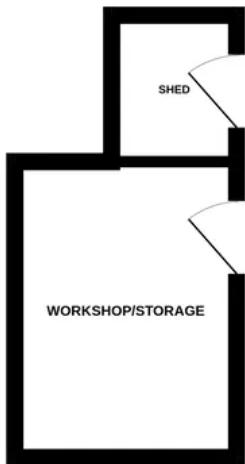
External Features

To the front of the property is a driveway providing ample off-road parking for two vehicles, with a pathway leading to the main entrance. The current owners have also installed foundations and a retaining wall, offering the potential to further extend the driveway if required.

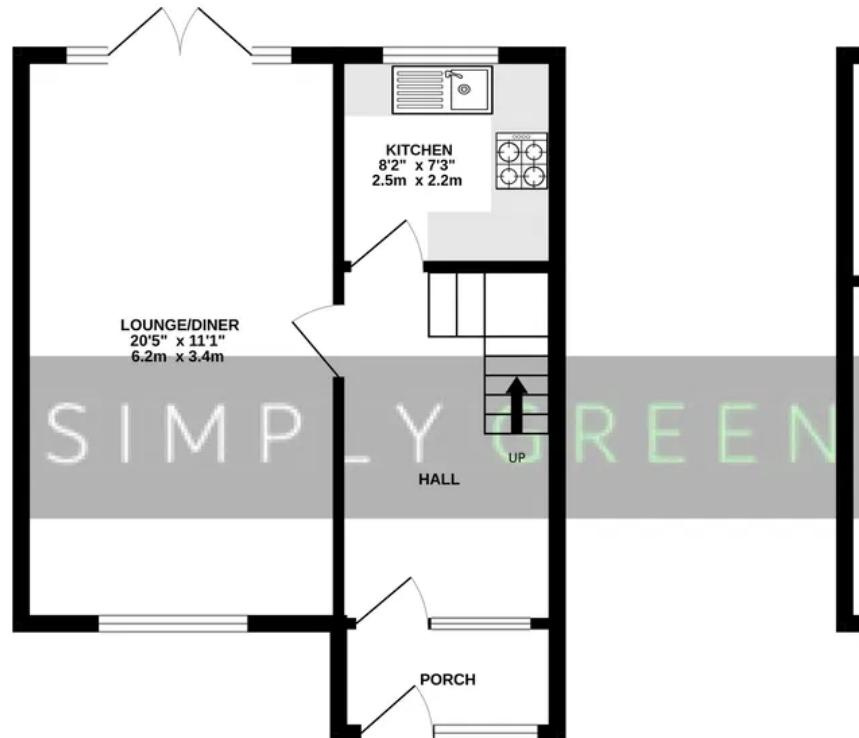
The rear garden is generously sized, with properties along Laurie Avenue benefitting from notably larger plots. The garden is not overlooked, providing an excellent sense of privacy. It features a combination of patio seating and lawned areas, along with side access to the front of the property and a useful shed/workshop for additional storage or hobby use.



BASEMENT



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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