



**Connells**

Longfield Aller Road  
Kingskerswell Newton Abbot



### Property Description

Longfield is an impressive and well-proportioned detached home offering flexible accommodation ideal for modern family living. The property is approached via a generous driveway providing ample off-road parking and a welcoming entrance.

The ground floor offers excellent living space, including a spacious lounge featuring a striking stone fireplace, creating a warm and inviting focal point. A second reception room provides additional flexibility, ideal as a family room, snug or formal living space. The separate dining area flows naturally into the heart of the home - a sleek, contemporary kitchen fitted with an extensive range of modern units, integrated appliances and ample worktop space. A separate utility room adds further practicality and storage. A downstairs bedroom and ensuite complete the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a stylish and modern family bathroom featuring both bath and separate shower. There's even a bathroom TV for those long relaxing soaks.

Externally, the south-facing rear garden is a standout feature, thoughtfully landscaped to provide an excellent balance of lawn and patio seating areas, perfect for entertaining and outdoor dining. A detached garden studio offers superb versatility and would make an ideal home office, gym or creative space. Two sheds give ample outdoor storage.

### Front Of The Property

Wooden gates into the driveway with parking for multiple vehicles and a Podpoint EV Charger.

### Entrance Hallway

Spacious entrance hallway with stairs to the first floor, large understairs storage cupboard and a wall mounted radiator.

### Utility Room

11' x 7' 10" ( 3.35m x 2.39m )  
Double glazed window to the front of the property, wall and base units, one bowl stainless steel sink/drainer, plumbing for washing machine, space for tumble dryer, and door to the side of the property.

### Lounge

19' 4" x 17' 3" ( 5.89m x 5.26m )  
Double glazed sliding patio doors opening out to the rear garden, feature stone fireplace with bio-ethanol burner, hardwood flooring and a wall mounted radiator.

### Kitchen

14' 7" x 11' 2" ( 4.45m x 3.40m )  
Double glazed window to the side of the property, modern fitted Yealm kitchen with ample and innovative storage, Caesarstone worktops, one bowl inset stainless steel sink, NEFF induction hob with extractor over, integrated Siemens self-cleaning oven, integrated Siemens oven/ microwave, integrated Siemens bean-to-cup coffee machine, full height integrated fridge and full height integrated freezer, integrated dishwasher and a wall mounted vertical radiator.

### Dining Area

11' 2" x 8' ( 3.40m x 2.44m )  
Double glazed patio door to the rear garden, fitted units and an air con unit.

## Reception Room

13' 5" x 12' 7" ( 4.09m x 3.84m )

Double glazed window to the front of the property and a wall mounted radiator. Door into bedroom.

## Bedroom Five

9' 4" x 8' 11" ( 2.84m x 2.72m )

Double glazed window to the side of the property, wall mounted radiator. Sliding door into the ensuite.

## Ensuite

Shower, WC and wash hand basin.

## First Floor

Velux window, loft hatch, airing cupboard.

## Bedroom One

17' 1" x 13' 1" ( 5.21m x 3.99m )

Double glazed windows to the rear of the property, built in wardrobes with sliding mirror doors, air con unit, wall mounted radiators and door to ensuite.

## Ensuite

Large ensuite with obscure double glazed window to the back of the property, shower, vanity wash hand basin with storage beneath, unit with ample storage, light up, demisting bluetooth mirror, fully tiled and a wall mounted heated towel rail.

## Bedroom Two

12' 7" x 11' 3" ( 3.84m x 3.43m )

Double glazed window to the rear of the property, built in wardrobes and a wall mounted radiator.

Double glazed door leads out onto a balcony with railings and pleasant far reaching views.

## Bedroom Three

11' 4" x 10' 1" ( 3.45m x 3.07m )

Double glazed window to the front of the property, built in wardrobes and a wall mounted radiator.

## Bedroom Four

11' 3" x 7' 11" ( 3.43m x 2.41m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bathroom

Large bathroom with obscure double glazed window to the front of the property, vanity wash hand basin with storage below, freestanding bath with shower attachment, WC, corner shower cubicle and a wall mounted heated towel rail. Inset bathroom TV (mirror when not being used).

## Rear Of The Property

From the lounge, you'll find a raised patio area with steps down to the main area of lawn. Mila 60 wood fired pizza oven. From the dining area, you step out onto the millboard decking with an inset hydrotherapy self cleaning hot tub. Steps down to an additional patio proving ample space for garden furniture. A gate leads to a side access area to the front of the property with external tap. The garden benefits from being South Facing and is fully enclosed with outside electrical points.

## Outbuilding

Purpose built composite insulated outbuilding containing lights, power and heating, making this an ideal work from home base. This also benefits from a lifetime warranty.

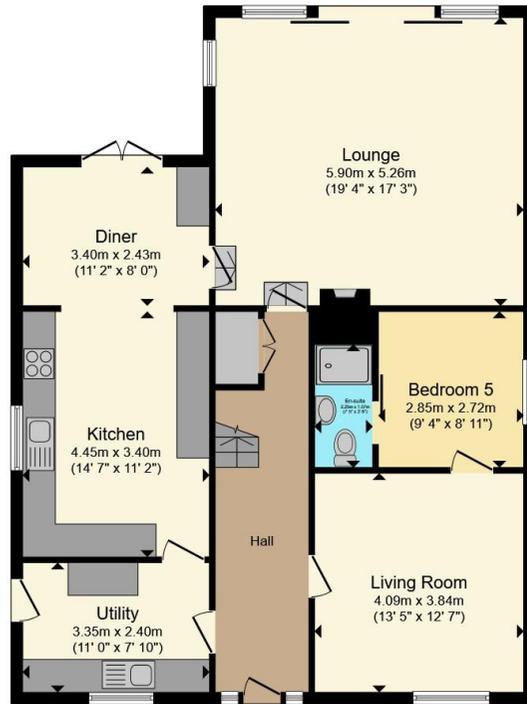
## Agents Note

There are 14 fully owned Solar Panels with the property with a large capacity battery. Podpoint EV charging to front of house. Two garden sheds one composite with power and lighting matching the garden room. Loft is partially boarded.

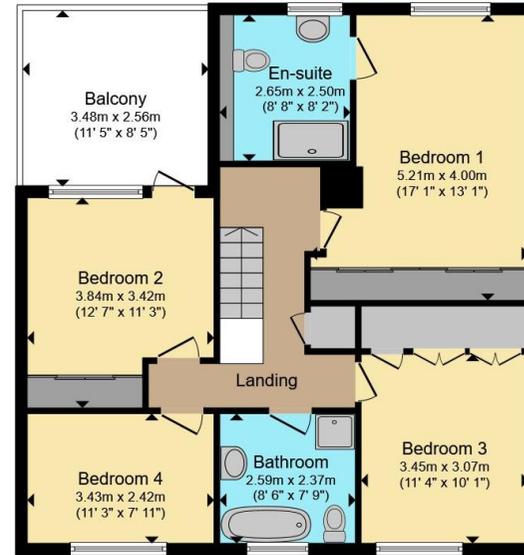








**Ground Floor**



**First Floor**

Total floor area 180.4 m<sup>2</sup> (1,942 sq.ft.) approx

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EPC Rating: C Council Tax Band: F

Tenure: Freehold

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