



5 Leat Close, Golvers Hill Road | Newton Abbot | TQ12 3FH



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,992 sq ft



LOCATION

Kingsteignton



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas



PARKING

Garage, Off Road Parking,
Carport



OUTSIDE SPACE

Garden



EPC RATING

C



COUNCIL TAX BAND

F



in a nutshell...

- Four Well Proportioned Bedrooms
- Spacious Living Room Filled With Natural Light
- Generous Wrap Around Private Gardens
- Elevated Position With Views Across Dartmoor
- Large Welcoming Entrance Porch
- Garage And Separate Car Port
- Ample Off Road Parking For Multiple Vehicles
- High Ceilings And Large Windows Throughout
- Study Ideal For Home Working Or Additional Reception Space





the details...

Tucked away within a small and exclusive cul de sac on the sought after Golvers Hill in Kingsteignton, this beautifully proportioned detached home offers spacious, light filled accommodation with stunning views across Dartmoor.

The property is approached via a generous driveway providing ample off road parking, alongside a garage and additional car port, offering excellent practicality for modern family living. A large welcoming porch leads into a spacious entrance hall, setting the tone for the bright and airy feel that continues throughout the home, enhanced by high ceilings and large windows that flood the property with natural light.

The ground floor offers well balanced living accommodation including an impressive light filled living room, ideal for relaxing and entertaining, with pleasant views over the surrounding gardens. A generous dining room provides the perfect setting for family meals and formal occasions, while the well proportioned kitchen offers ample workspace and storage, with convenient access to a useful utility room and ground floor cloakroom. A separate study provides an ideal space for home working or could be adapted to suit a variety of needs.

Upstairs, the first floor continues to impress with four spacious bedrooms, including a particularly large principal bedroom. The remaining bedrooms are all well sized and served by a family bathroom, while a walk in wardrobe adds further practicality and storage.

Externally, the property enjoys a generous wrap around garden, offering excellent privacy and multiple areas for outdoor dining, entertaining and relaxing. The gardens also take full advantage of the elevated position, enjoying lovely open views stretching across Dartmoor, creating a peaceful and scenic backdrop.



Situated within a small exclusive development in a quiet cul de sac location, this home combines privacy with convenience, offering easy access to local amenities in Kingsteignton and nearby Newton Abbot, as well as excellent transport links. With its spacious layout, high ceilings, abundant natural light and desirable setting, this is a rare opportunity to acquire a substantial family home in a highly sought after location.

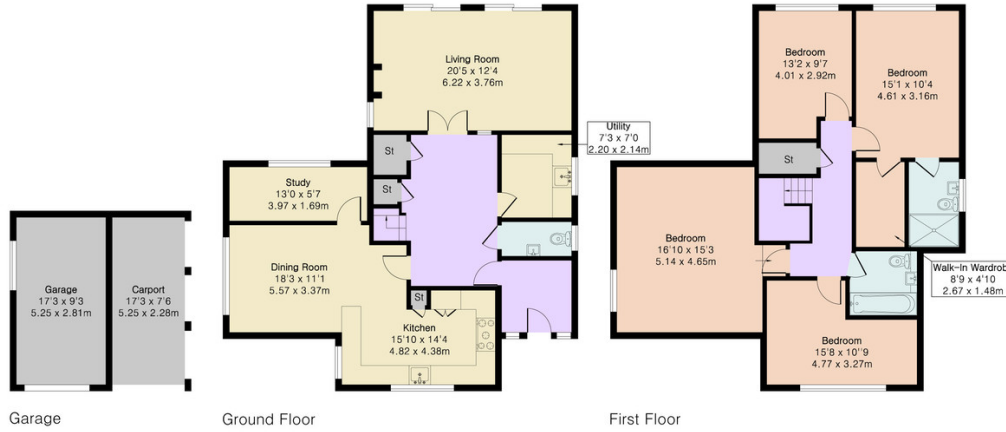


**Approximate Gross Internal Area 1992 sq ft - 185 sq m
(Excluding Garage)**

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 978 sq ft – 91 sq m

Garage Area 159 sq ft – 15 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.

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