

SIMPLY GREEN

Dornafeld Drive East, Ipplepen, Newton Abbot, TQ12 5YN

Newton Abbot - Guide Price £340,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

- Expansive Corner Plot
- Car Port & Garage
- Landscaped Gardens
- Modernised Throughout
- Sought-After Location
- Bright & Airy
- Village Location
- Close To Local Amenities
- All Level Access
- Ample Storage Solutions

Property Type: Semi-Detached Bungalow

Council Tax Band: C

Tenure: Freehold

This beautifully presented and thoughtfully modernised bungalow occupies a generous corner plot within a quiet cul-de-sac in the highly regarded village of Ipplepen. The property benefits from well-maintained and attractively landscaped gardens, together with a car port and single garage positioned to the rear. Internally, the accommodation is light and well proportioned, comprising a comfortable lounge, separate dining area, modern kitchen, contemporary bathroom and two spacious bedrooms. Ideally located close to a range of village amenities including local shops, post office, primary school and medical centre, this superb home combines peaceful surroundings with everyday convenience.

Location

Situated in the popular South Devon village of Ipplepen, Dornafeld Drive East enjoys a peaceful setting with excellent access to local amenities and nearby towns. The village offers a strong community atmosphere and provides everyday essentials including a convenience store, post office, primary school, medical centre, village pub, park and sports facilities.

The bustling market town of Newton Abbot is approximately 4 miles away, offering a wide range of shops, supermarkets, secondary schools and mainline rail links. Totnes is also within easy reach, known for its independent shops and cafés. Excellent road connections via the A381 and A38 provide convenient access to Exeter, Plymouth and the M5.

Surrounded by beautiful Devon countryside, with Dartmoor National Park and the beaches of the English Riviera just a short drive away, this location perfectly balances village charm with accessibility.







Ground Floor Accommodation

This beautifully presented residence opens into a practical entrance porch—ideal for coats, footwear, and outdoor essentials—featuring an elegant glazed and timber door that leads into a welcoming central hallway. The hallway is notably bright and spacious, offering generous floor space, multiple built-in storage cupboards, and seamless access to all principal rooms. The lounge is an impressively proportioned reception area, bathed in natural light from a large window. Stylishly designed with contemporary flair, the space showcases striking half-height wooden panelling complemented by soft grey tones above, creating a refined yet inviting ambiance. Adjacent to the lounge, the dining room enjoys its own window for natural light and features a convenient serving hatch connecting to the kitchen—ideal for both everyday living and entertaining. Both reception spaces are finished with elegant grey carpeting for a cohesive and sophisticated aesthetic. The modernised kitchen is thoughtfully appointed with sleek white gloss cabinetry and contrasting dark wood worktops, delivering both style and functionality. Abundant storage is complemented by integrated appliances including an electric oven and electric hob, with additional space for an under-counter fridge, dishwasher, and washing machine. A large window positioned above the sink—with a contemporary pull-out mixer tap—floods the room with natural light. Further benefits include access to a generous pantry cupboard and a rear door opening directly onto the garden, enhancing the home's practicality and indoor-outdoor flow. The family shower room is well-proportioned and tastefully finished in soft grey tones, comprising a WC, wash basin, and corner shower enclosure. A glazed window ensures the space remains light and airy. Both bedrooms are exceptionally well-sized, each featuring large windows that create a bright and tranquil atmosphere. The remainder of the property is finished with attractive wood flooring, adding warmth and continuity throughout. Additional features include radiators in every room and ample electrical outlets throughout, ensuring comfort and convenience at every turn. This is a stylish and thoughtfully designed home, offering modern finishes, generous proportions, and an abundance of natural light—perfectly suited to contemporary living.

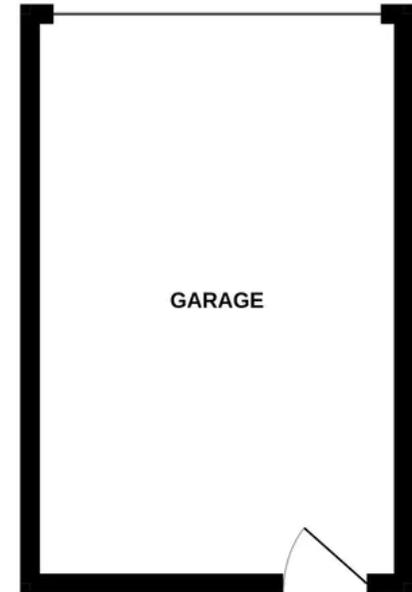
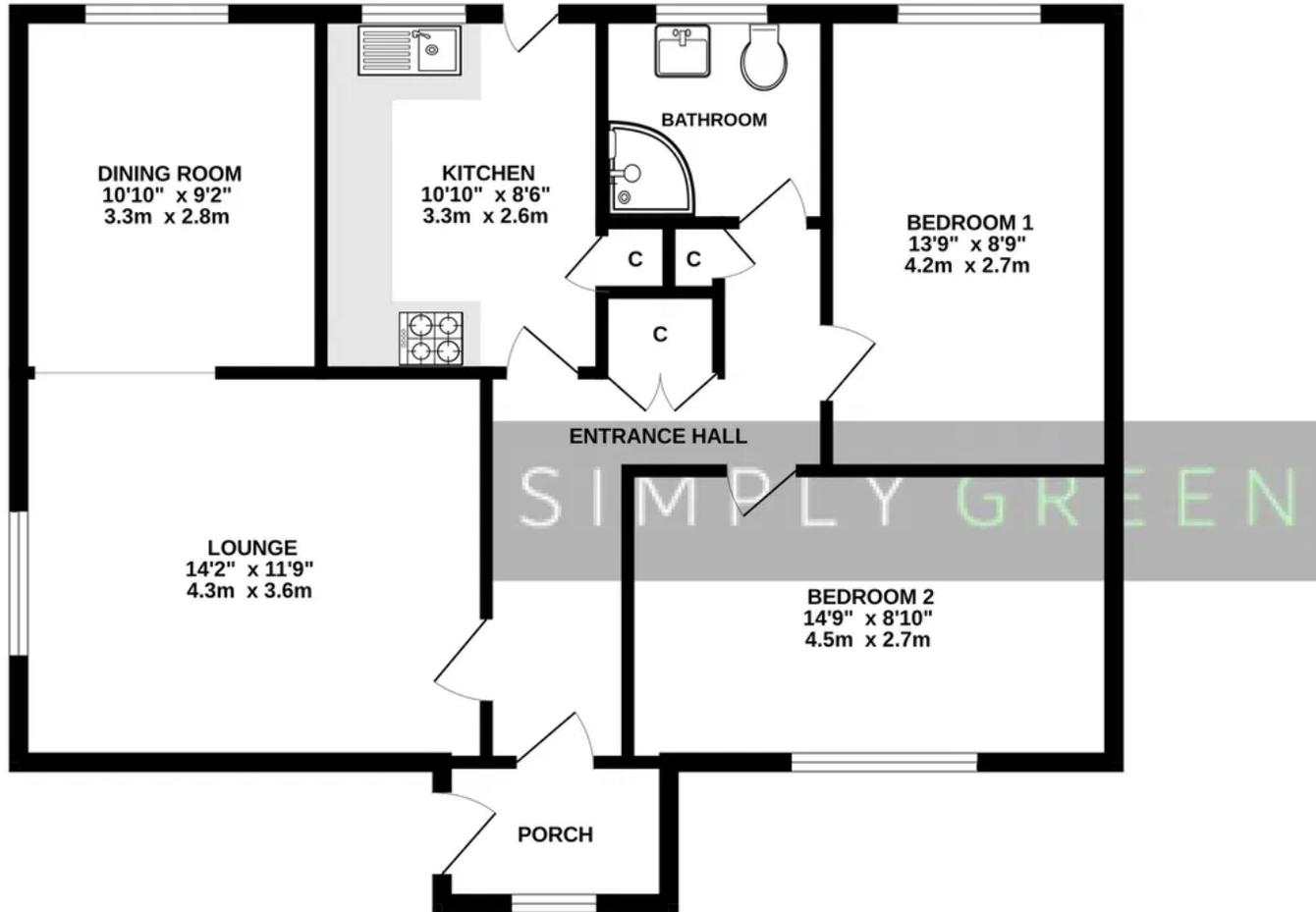
External Features

Externally, the property is equally impressive, set within generously proportioned gardens that significantly enhance both its privacy and lifestyle appeal. To the front, a neatly defined pathway leads to the main entrance, while convenient side access provides a seamless route through to the rear garden—ideal for both practicality and ease of movement. The rear garden offers an expansive and thoughtfully arranged outdoor space, perfectly suited to relaxation and entertaining. A substantial patio area creates an inviting setting for al fresco dining, complemented by a dedicated platform designed to accommodate a hot tub. The remainder of the garden has been finished with decorative stone chippings for ease of maintenance, while mature shrubbery introduces greenery, texture, and seasonal interest. Importantly, the generous plot provides substantial scope for further extension or development, subject to the necessary planning permissions—offering exciting potential for purchasers seeking to enhance and future-proof the property. Privacy is a key feature, with a combination of secure fencing and an attractive stone wall enclosing the space, creating a secluded and tranquil environment. To the rear of the garden, direct access is provided to the garage via a dedicated door, alongside a gate leading to the carport—ensuring both convenience and secure off-street parking. Altogether, the outdoor areas provide a versatile and beautifully maintained extension of the home, ideal for modern family living, stylish entertaining, and long-term investment potential.



GROUND FLOOR

GARAGE



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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