

**SAMPLE  
MILLS**



**Aspen Drive  
Aller Park  
Newton Abbot  
Devon**

**£650,000**

**FREEHOLD**





Aspen Drive, Aller Park, Newton Abbot, Devon

**£650,000 freehold**

Aspen Drive is an attractive architect-designed detached family home, set within approximately a third of an acre in a quiet cul-de-sac in Newton Abbot, Devon. The property offers a peaceful and private setting within a well-regarded residential area, conveniently located for local amenities, schools and transport links.

The house provides spacious and well-planned accommodation, typically including four bedrooms, with a principal bedroom benefitting from en-suite facilities. Inside, the layout is designed for comfortable family living, featuring generous reception rooms, a fitted kitchen with potential utility space, a family bathroom and additional conveniences such as a downstairs w/c and good storage throughout.

A particular highlight of the property is its extensive, well-landscaped and mature gardens, which form a key selling point. Set within a plot of around one-third of an acre, the outdoor space offers a high degree of privacy along with established planting, lawned areas and potential for outdoor entertaining, complemented by a driveway and garage providing ample parking.



### Storm Porch

Pitch roof. Hard wood door. Display windows onto:

### Entrance Porch

Wooden glazed door onto:

### Entrance Reception Area

Understairs storage cupboard. Single panelled radiator. Coving to textured ceiling. Thermostat control for central heating. Double doors open onto:

### Spacious Lounge – 6.80m x 4.30m (22'4" x 14'1")

Walk-in Inglenook effect brick fireplace with canopy, living flame gas fire and raised tile hearth. Cross beaded double glazed windows. Two double panelled radiators. Hard wood French patio doors onto the rear garden. TV point. Coving to textured ceiling. Ceiling rose. Dado rail. Double doors open onto:

### Dining Room – 4.10m x 3.00m (13'5" x 9'10")

Double glazed hard wood patio doors onto the rear garden. Dado rail. Coving to textured ceiling. Double panelled radiator.

### Downstairs Cloakroom

Coving to textured ceiling. Obscure double glazed led lighted window. Vanity wash-hand basin. Low level w/c. Single panelled radiator. Handrail. Consumer box. Tiled flooring.

### Study – 2.60m x 1.80m (8'6" x 5'11")

Single panelled radiator. Cross beaded double glazed windows looking over the front. Coving to textured ceiling.

### Kitchen – 4.10m x 3.50m (13'5" x 11'6")

Incorporating a range of fitted base units. Wine rack. Built-in dishwasher. Built-in double oven. Built-in fridge and freezer. Range of display wall mounted cupboards and corner plinths. Worktop surface areas. Double panelled radiator. Cross beaded double glazed windows looking over the rear garden and the side garden. Tiled flooring. Door through to:

### Utility – 2.40m x 1.30m (7'10" x 4'3")

Fitted base units. Stainless steel drainer with mixer tap. Wall mounted cupboards. Wall mounted boiler serving hot water and central heating. Door providing access to the rear. Single panelled radiator. Tiled flooring. Plumbing for washing machine.

### Dog leg staircase with hard wood balustrade leading to spacious landing

Cross beaded double glazed window looking over the front. Access to loft area. Coving to textured ceiling. Double panelled radiator. Smoke detector. Double doors opening onto the airing cupboard with shelving and timer control unit. Door through to:

### Bedroom 1 – 3.60m x 3.40m (11'10" x 11'2")

Cross beaded double glazed triple aspect windows looking over the rear garden with views over the extensive rear gardens. Single panelled radiator. Built-in bronze fitted mirror fronted wardrobes, folding doors with hanging rails and shelving. Door through to:

### En-Suite

Vanity wash-hand basin. Low level w/c. Bidet. Bath with gold effect attachments and mixer tap over. Tiled walls. Obscure double glazed windows. Built-in Mira shower. Coving to textured ceiling.

### Bedroom 2 – 3.80m x 3.50m (12'6" x 11'6")

Coving to textured ceiling. Cross beaded double glazed windows. Single panelled radiator. Built-in triple aspect bronze effect wardrobes with mirror fronted doors, hanging rails and shelving.

### Bedroom 3 – 3.50m x 2.70m (11'6" x 8'10")

Single panelled radiator. Cross beaded double glazed windows looking over the front. Coving to textured ceiling.

### Bedroom 4 – 3.60m x 2.50m (11'10" x 8'2")

Cross beaded double glazed window to the rear. Built-in wardrobe with folding door. Single panelled radiator. Coving to textured ceiling.

### Bathroom

Comprising 3 piece suite. Vanity wash-hand basin. Low level w/c. Panelled bath, gold effect mixer tap with shower over. Ladder radiator. Tiled walls. Fixed mirror. Shaver point and socket. Obscure double glazed window to the front.

### Detached Garage – 5.40m x 5.10m (17'9" x 16'9")

Two up and over doors. Pitch roof. Light and power.

### Outside

The gardens at 16 Aspen Drive, Aller Park, are a standout feature of the property, set within approximately one-third of an acre of beautifully landscaped and mature grounds. They offer a high degree of privacy and seclusion, with established planting, well-maintained lawns, and a peaceful setting that enhances the overall appeal of the home. A paved patio runs the full length of the house, providing an excellent space for outdoor dining and entertaining while enjoying the garden surroundings.

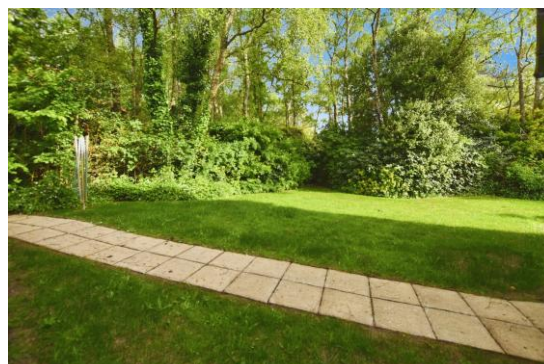
To the front, an extensive paved driveway provides generous off-road parking for five to six vehicles, in addition to access to the garage. The combination of ample parking and the large, well-designed gardens makes the property particularly well suited to family living and those who enjoy both indoor and outdoor space.

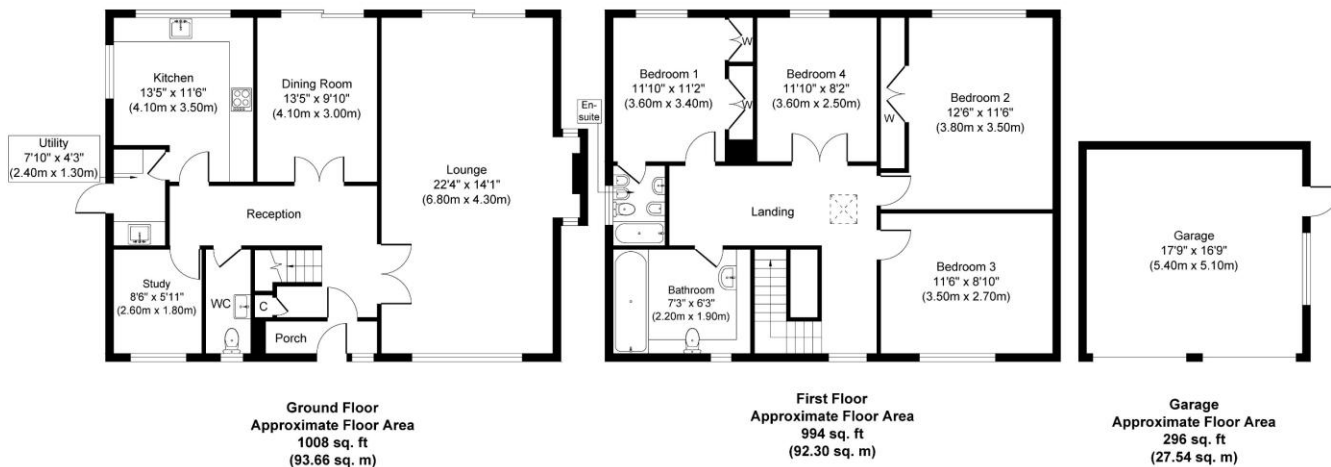
### Agent's Note

Council Tax Band: 'G' £4524.63 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.