



Connells

Birch Road
Newton Abbot



Property Description

Situated on an enviable corner plot, this well-proportioned three bedroom home offers versatile living across two levels, making it perfectly suited to modern family life.

On the lower ground floor, the property features a garage with an adjoining store room, ideal for storage or workshop use. There is also a spacious sitting room on this level, providing a cosy retreat separate from the main living accommodation.

The ground floor is thoughtfully laid out, with a welcoming central hall leading to all principal rooms. The standout feature is the impressive living/dining room, offering ample space for both relaxing and entertaining, with large windows allowing plenty of natural light. The kitchen is well-positioned and connects conveniently to a utility/conservatory area, providing additional practical space with access to the outside.

There are three bedrooms, including two generous doubles and a third bedroom that would also work well as a study or home office. A shower room and separate WC add convenience for family living.

Externally, the property benefits from a low-maintenance front garden and its corner plot position provides a sense of space and privacy. The garage and additional storage further enhance the practicality of this home.

Located within easy reach of local amenities, schools, and transport links, this property offers a fantastic opportunity for buyers looking to put their own stamp on a spacious and well-located home.

Front Of The Property

The front of the property is a very well maintained area offering an extensive bed of decorative gravel, with many varieties of shrubs, plants and Torbay palms. To the side, a large block-paved driveway provides parking for several cars, in front of the garage. Steps lead up to the main entrance of the property, with a further patio door from the driveway takes you to the lower ground floor.

Entrance Hallway

Spacious hallway with laminate flooring, loft hatch and a wall mounted radiator.

Lounge/Diner

22' 2" x 20' 10" (6.76m x 6.35m)

Double glazed window to the front and side of the property, feature fireplace with electric fire, spiral staircase to the lower ground floor, space for dining table, two wall mounted radiators and patios doors leading to the conservatory.

Kitchen

11' 1" x 9' 2" (3.38m x 2.79m)

Double glazed window to the rear, wall and base units, one bowl stainless steel sink/drainer, space for oven, two storage cupboards, integrated dishwasher, fully tiled, and a wall mounted heated towel rail. Door leading to the conservatory.

Conservatory

17' 9" x 7' 5" (5.41m x 2.26m)

Double glazing surrounding with door to the garden, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, lights and power.

Bedroom One

12' 5" x 10' 10" (3.78m x 3.30m)

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

Bedroom Two

15' x 9' 4" (4.57m x 2.84m)

Double glazed window to the rear of the property, vanity wash hand basin, and a wall mounted radiator.

Bedroom Three/Study

9' 3" x 7' 10" (2.82m x 2.39m)

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

Bathroom

Obscure double glazed window to the rear of the property, shower cubicle, WC, vanity wash hand basin with storage, bidet, fully tiled and a wall mounted heated towel rail.

Separate Wc

Obscure double glazed window to the rear of the property, WC, wash hand basin, fully tiled.

Lower Ground Floor

Spiral staircase from the lounge to the lower ground floor.

Sitting Room

16' 10" x 10' 6" (5.13m x 3.20m)

Double glazed doors to the side leading out to the driveway and a double glazed window to the front, spiral staircase up to the lounge, wall mounted heated towel rail and door to the rear.

Rear Of The Property

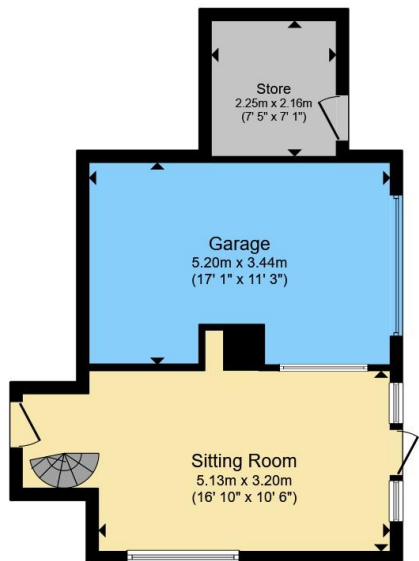
The rear garden is a beautifully landscaped garden with split level terraces of paving, making fabulous outside space for entertaining with a low maintenance upkeep. There is a greenhouse and a vegetable patch for growing your own fruit and veg and gates either end of the property providing access to the front of the property.

Garage

17' 1" x 11' 3" (5.21m x 3.43m)

Up and over door, lights, power and a wall mounted gas boiler for the central heating and hot water.





Lower Ground Floor



Ground Floor

Total floor area 144.3 m² (1,553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
Band: E

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Tenure: Freehold



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