



Luscombe Maye

Since 1873

De Ferrers Drive, NEWTON FERRERS, South Devon
Guide Price £975,000

4 3 3



Nestled in the highly sought-after South Hams village of Newton Ferrers, this exceptional four-bedroom, three-bathroom detached home offers a blend of luxury and contemporary living. Constructed by Pearce Fine Homes in 2021, the property is part of an exclusive collection of new residences situated in the serene 'lea' of Parsonage Farm, a Grade II listed medieval building, and benefits from the remainder of a full NHBC 10-year warranty.

Upon entering this spacious 2106 sq ft home, you are greeted by a thoughtful layout designed for modern life. The ground floor boasts three reception rooms, providing versatile spaces for relaxation, formal dining, or home office. At the heart of the home is an impressive kitchen, featuring a central island, integrated Neff appliances, and an instant hot water tap, making it a chef's delight. A convenient utility room and cloakroom complete the ground floor amenities.

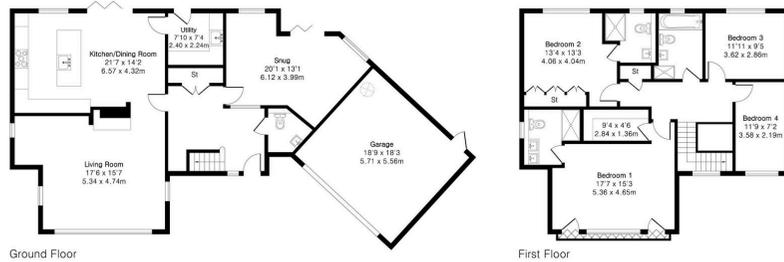
The home benefits from gas fired underfloor heating throughout the property, ensuring comfort in every season. Upstairs, the master bedroom suite is a true sanctuary, offering a luxurious en-suite bathroom and a dedicated dressing room. There are three further double bedrooms, one of which includes its own en-suite, providing ample space and privacy for all occupants. The property offers both ADSL and cable broadband, catering to all connectivity needs.

Externally, the property truly shines with a private garden and a delightful terrace area, perfect for outdoor entertaining and enjoying the peaceful surroundings. A notable feature is the central relaxation garden, providing a communal green space for residents. Parking is abundant with ample off-road parking leading to a double garage equipped with an electrically operated sectional door, offering secure storage and convenience.

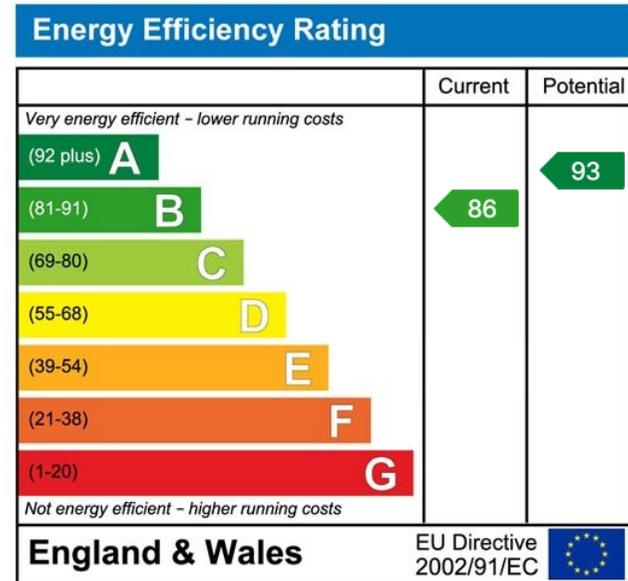
VERIFIED MATERIAL INFORMATION To ensure legal compliance, our seller has completed a Property Information Questionnaire, this can be provided upon request. To access the additional online material information (<https://moverly.com/sale/VDs7q2TjpLpWtLz1dY4UzJ/view>)



Approximate Gross Internal Area 2106 sq ft - 195 sq m
(Excluding Garage)
Ground Floor Area 1123 sq ft - 104 sq m
First Floor Area 983 sq ft - 91 sq m
Garage Area 311 sq ft - 29 sq m



- Remainder of a full NHBC 10 year warranty
- Exceptional modern detached family home
- Stylish kitchen with feature island
- Primary bedroom suite
- Further three double bedrooms with one en-suite
- Private garden and terrace area
- Double garage with EV charging point
- Central relaxation garden
- Ample off road parking
- Private village location



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.