



Connells

Barrow Vale
Kingsteignton Newton Abbot

Barrow Vale Kingsteignton Newton Abbot TQ12 3RW

for sale guide price
£425,000



Property Description

Upon entering, you're welcomed into a bright and inviting entrance hall, setting the tone for the high standard of finish that continues throughout the home. The spacious living room is positioned to the front of the property, featuring a large window that floods the space with natural light - perfect for relaxing or entertaining.

To the rear, the modern open-plan kitchen and dining area forms the heart of the home. Thoughtfully designed with sleek navy cabinetry, integrated appliances, and ample work surfaces, the kitchen provides both style and function. French doors open directly onto the rear garden, creating an effortless indoor-outdoor flow ideal for family gatherings and summer evenings. A separate utility room adds practicality, with additional space for appliances and access to the garden. Completing the ground floor is a convenient cloakroom/WC and internal access to the garage.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The primary bedroom enjoys a luxurious en-suite shower room, while the remaining bedrooms are all generously sized and tastefully decorated, offering versatility for family living, guest accommodation, or home office space. The family bathroom is beautifully appointed with a modern suite.

The rear garden has been landscaped to create a stylish and low-maintenance outdoor space, combining a large porcelain-tiled patio area with a level artificial lawn.

Front Of The Property

A neat lawned area, block-paved driveway providing parking for multiple vehicles, and access to the integrated garage with power and lighting.

Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

Cloakroom

Wash hand basin, WC, and a wall mounted radiator.

Lounge

16' x 10' 8" (4.88m x 3.25m)
Double glazed window to the front of the property, vinyl flooring and a wall mounted radiator.

Kitchen/Diner

18' x 9' 8" (5.49m x 2.95m)
Double glazed window to the rear of the property, wall and base units, one and a half bowl stainless steel sink/drain, five ring gas hob with extractor over, integrated eye-level double oven, integrated appliances such as fridge/freezer, dishwasher and washing machine. Space for dining table, door to utility room, door to integral garage, wall mounted radiator and patio doors opening out to the rear garden.

Utility Room

10' 1" x 4' 9" (3.07m x 1.45m)
Double glazed window to the rear of the property, wall and base units, space for tumble dryer, gas boiler, storage cupboard and a wall mounted radiator.

First Floor

Storage cupboard and loft hatch.

Bedroom One

14' 8" x 11' 4" (4.47m x 3.45m)

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

Ensuite

Obscure double glazed window to the front of the property, shower, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Bedroom Two

11' 1" x 11' 1" (3.38m x 3.38m)

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

Bedroom Three

12' 1" x 10' 1" (3.68m x 3.07m)

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

Bedroom Four

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to the rear of the property, range of built-in open wardrobes and a wall mounted radiator.

Bathroom

Obscure double glazed window to the rear of the property, bath with mixer taps and shower attachment, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

Rear Of The Property

A stunning and low maintenance landscaped rear garden split over two tiers with an area of patio on the lower section with an outside tap, light and gate to the front. Central steps up to the first tier with a further patio and artificial lawn adjacent.

Garage

19' 3" x 9' 8" (5.87m x 2.95m)

Up and over door with lights and power.

Agents Note

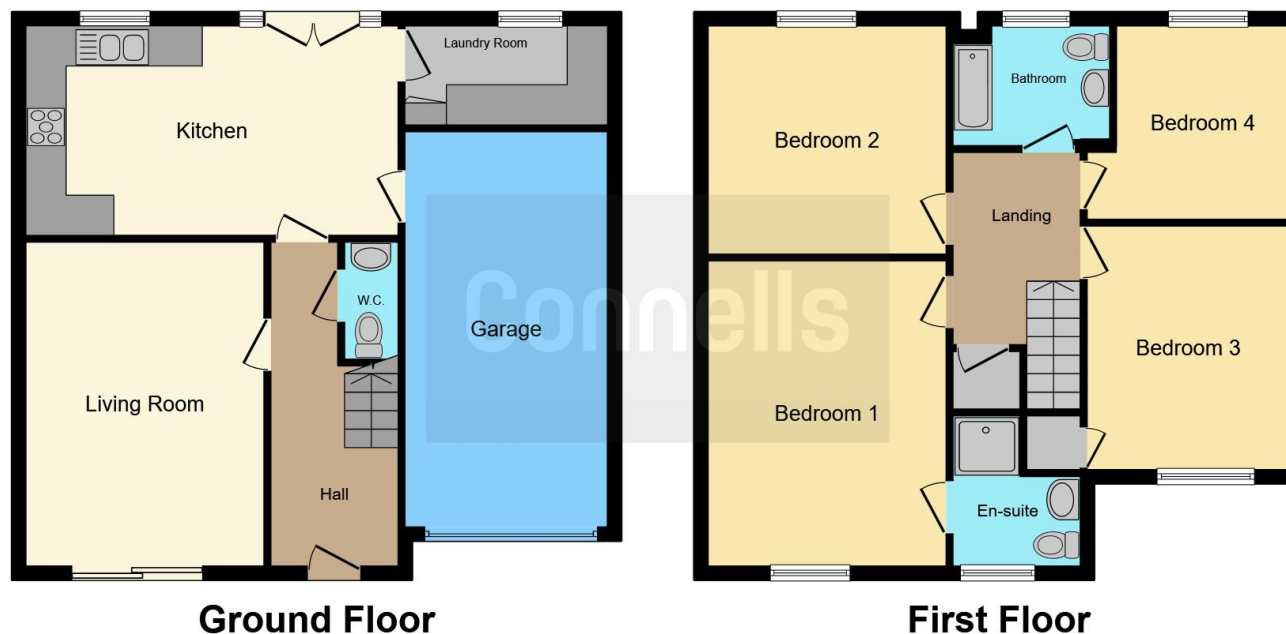
Service Charge £375 per annum.

NHBC Remaining: 8 years









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.focalagent.com

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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Property Ref: NAB313142 - 0003