



11 Lower Fern Road, Newton Abbot

Guide £475,000 Freehold

Virtual Walk-Through Available • Spacious Detached House With Re-Modelled Interior • 4 Bedrooms (Principal En Suite) • Re-Modelled Eat In Kitchen/Family/ Breakfast Room With Large Island & Twin Ovens • Generous Lounge & Separate Dining Room With Patio Doors • Attractive Double Glazed Conservatory Opening To Garden • Secluded Enclosed Rear Garden • Smart Brick Driveway & Integral Double Garage • Highly Sought-After & Well-Established Residential Location • Cloaks/WC, & Spacious Family Bathroom With Spa Bath & Separate Shower Cabinet





This impressive four-bedroom detached house presents a superb opportunity for families seeking generous living space and contemporary style in a highly sought-after and well-established residential location. The property has been thoughtfully remodelled to offer a modern interior, with a versatile layout that is ideal for both every-day family life and entertaining. Highlights include a stunning open-plan eat-in kitchen, family, and breakfast room, featuring a large central island, twin ovens, sleek cabinetry, and ample space for informal dining. The principal bedroom benefits from a private en suite, while three further bedrooms provide flexible accommodation for family members or guests. The generous lounge offers a welcoming retreat, complemented by a separate dining room with patio doors that fill the space with natural light and connect seamlessly to the conservatory, which in turn opens to the garden. Additional features include a smart cloakroom/WC for guests and a spacious family bathroom equipped with a spa bath and a separate shower cabinet, offering a touch of luxury and convenience.

The property enjoys a prime position within a peaceful and established neighbourhood, renowned for its friendly community atmosphere and attractive tree-lined streets. Residents benefit from easy access to local amenities, including reputable schools, convenience stores, and leisure facilities. Excellent transport links are available nearby, making commuting to surrounding areas straightforward, while the area's green spaces and parks provide opportunities for outdoor recreation and relaxation.

Accommodation

On the ground floor, the accommodation is arranged to maximise both light and space. The entrance hall leads to the cloakroom/WC and flows through to the main living spaces. The generous lounge is perfect for relaxing or hosting guests, while the separate dining room with patio doors is ideal for more formal occasions. The standout kitchen, family, and breakfast room is the heart of the home, offering an impressive space for cooking, dining, and gathering. The double-glazed conservatory is a delightful addition, providing a versatile area for year-round enjoyment.

Upstairs, the principal bedroom is served by a modern en suite shower room, while three further bedrooms share the spacious family bathroom, which features a spa bath and a separate shower cabinet. Each bedroom is well-proportioned, with ample storage and pleasant outlooks.

Garden

Well kept, open plan front garden mainly laid to lawn with gated access leading around to the rear. Enjoying a sunny aspect, the rear garden is beautifully maintained and privately enclosed. Mainly lawned with paved area adjoining the house and modern decked terrace providing an excellent space for alfresco dining.

Parking

The property further benefits from a smart brick driveway and an integral double garage with up and over doors, providing secure and convenient parking for multiple vehicles.

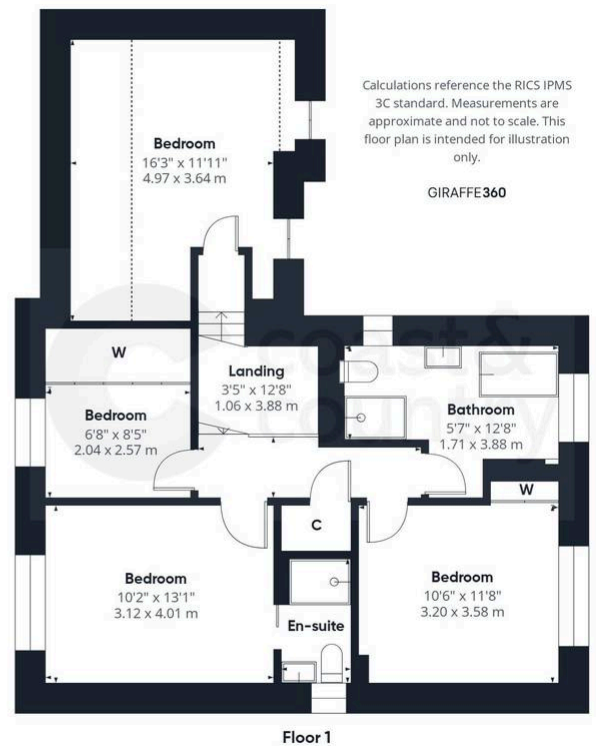
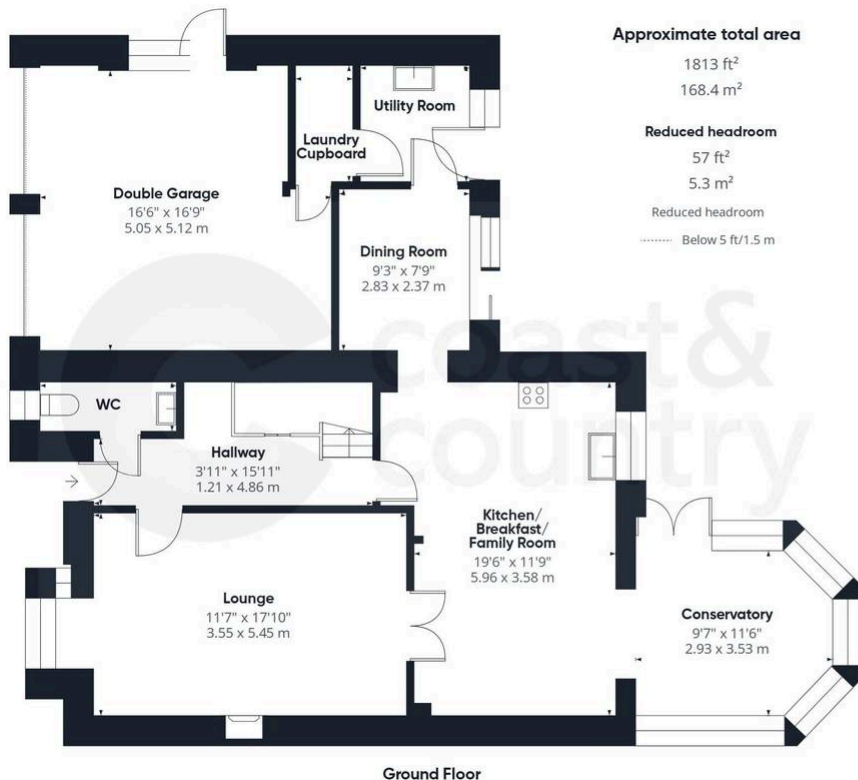
Agent's notes

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: D



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.