



**Connells**

Forde Close  
Abbotskerswell Newton Abbot

# Forde Close Abbotskerswell Newton Abbot TQ12 5NN

for sale guide price  
**£450,000**



## Property Description

Set within a quiet cul-de-sac in Abbotskerswell, Forde Close offers scale, privacy and potential. With over 1,500 sq ft of accommodation, this well-proportioned home provides a layout suited to modern family living, work-from-home flexibility and those seeking generous outdoor space.

The lower ground level forms the hub of the property, opening with a large lounge featuring a wood-burning stove, neutral décor and sliding doors to the garden terrace. The adjacent kitchen/dining room includes extensive workspace, contemporary units, breakfast bar seating and views out to the garden. A separate utility room and useful office/snug room provide valuable supplementary living space, alongside a walk-in storage area.

On the upper floor, four well-sized bedrooms offer excellent sleeping accommodation. A modern family bathroom completes the level including a wide vanity storage and a large walk-in shower. A separate WC adds convenience for households and guests.

The rear garden is a standout feature - generous, green and bordered by mature trees, offering both privacy and scope for families, keen gardeners or those seeking outdoor entertaining space. A raised terrace with pergola sits directly outside the living area, providing the perfect spot for dining, relaxing or hosting. To the front, the property benefits from a detached garage and driveway parking.

Located in a desirable village with a strong community feel, countryside surroundings and easy access to Newton Abbot.

## Front Of The Property

Driveway parking, front lawn, steps down to the main entrance.

## Entrance Hallway

Loft hatch, wall mounted radiator and stairs down to the kitchen/diner.

## Cloakroom

Double glazed window to the front of the property, sliding opaque door, wash hand basin and a wall mounted radiator.

## Bedroom One

15' 11" x 10' 6" ( 4.85m x 3.20m )

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

## Bedroom Two

13' 1" x 8' 4" ( 3.99m x 2.54m )

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

## Bedroom Three

11' 1" x 9' 8" ( 3.38m x 2.95m )

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

## Bedroom Four

9' 11" x 9' 4" ( 3.02m x 2.84m )

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

## Bathroom

Obscure double glazed window to the side of the property, modern four piece suite with aqua board surrounding, comprising tiled shower, bath with mixer taps, vanity wash hand basin with ample storage below, WC, and a wall mounted heated towel rail.

## Lower Ground Floor

Double glazed doors opening to the rear garden.

## Kitchen/Diner

16' x 9' 8" ( 4.88m x 2.95m )

Double glazed window to the rear of the property, wall and base units, Rangemaster oven with extractor over, one bowl stainless steel sink/drain, space for undercounter fridge/freezer, integrated dishwasher, breakfast bar, space for dining table and a wall mounted radiator.

## Utility Room

8' 1" x 6' 5" ( 2.46m x 1.96m )

Wall and base units, one bowl stainless steel sink/drain, part tiled, plumbing for washing machine, space for tumble dryer and a wall mounted heated towel rail.

## Lounge

19' 6" x 12' 7" ( 5.94m x 3.84m )

Double glazed window to the rear of the property, feature log burner, door to two additional rooms, wall mounted radiator and double glazed sliding patio doors to the garden.

## Office/Study

8' 5" x 6' 2" ( 2.57m x 1.88m )

Lights, power and a wall mounted radiator.

## Storage Room

7' 5" x 5' 3" ( 2.26m x 1.60m )

Sliding door with lights and power.

## Rear Of The Property

Paved patio area with pergola over, steps down to the main enclosed east facing lawn area, established trees, storage area beneath the raised decking and an additional side gate to the front of the property.

## Garage

14' 4" x 7' 2" ( 4.37m x 2.18m )

Side opening doors.









**Lower Ground Floor**



**Ground Floor**



**Garage**

Total floor area 142.0 m<sup>2</sup> (1,528 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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Property Ref: NAB313153 - 0003