



Luscombe Maye

Since 1873

Bidwell Road, Totnes

£735,000

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DESCRIPTION Luscombe Maye are delighted to bring to market this stunning contemporary detached family home offering modern comfort in the heart of Dartington. Boasting four bedrooms, a generous layout and a garage, this is a property not to be missed. The ground floor is centred around a spacious open-plan living, kitchen and dining area, arranged as a perfect everyday living and entertaining space. This area is flooded with plentiful natural light from the dual aspect windows. The kitchen is thoughtfully arranged with ample storage and workspace, fitted with integrated appliances, complemented by a convenient utility space, which provides an external door leading to the driveway. From the dining area, double doors leads out through to a bright conservatory, creating an additional reception space that enjoys the views of the garden and floods the home with daylight. There is an additional versatile room, ideal for home working, guests or use as a playroom. The first floor comprises four well-proportioned double bedrooms arranged off a central landing, each bright and airy throughout. The master bedroom benefits from fitted wardrobes and its own en-suite with a walk-in shower, hand basin and WC. The remaining bedrooms are served by a stylish family bathroom, fitted with a bath with shower above, WC and hand basin. Externally this property is complemented by a generous and level rear garden, laid predominantly to lawn and offering an excellent outdoor space for both relaxation and entertaining. With ample room for garden furniture, play equipment or alfresco dining, the garden enjoys a pleasant outlook. This property benefits from a garage and driveway suitable for two vehicles. This home is ideal for families or professionals seeking a modern, newly built house with flexible accommodation and excellent proportions.

DIRECTIONS What3Words - sizing.aviation.eruptions



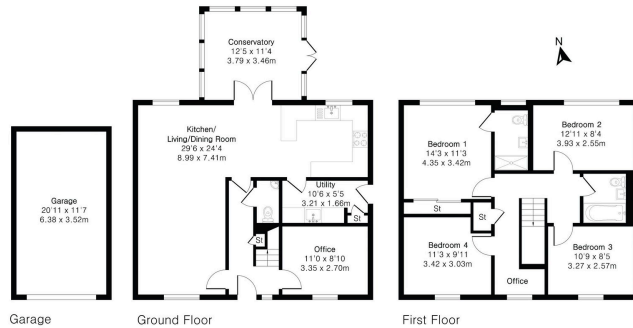
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Approximate Gross Internal Area 1826 sq ft - 170 sq m
(Including Garage)

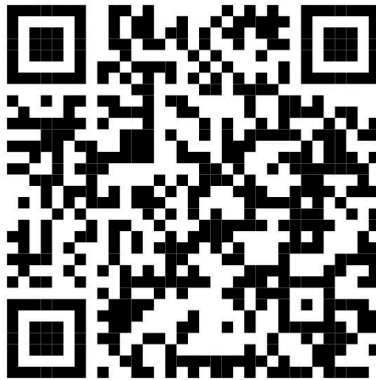
Ground Floor Area 867 sq ft - 81 sq m
First Floor Area 717 sq ft - 67 sq m
Garage Area 242 sq ft - 22 sq m



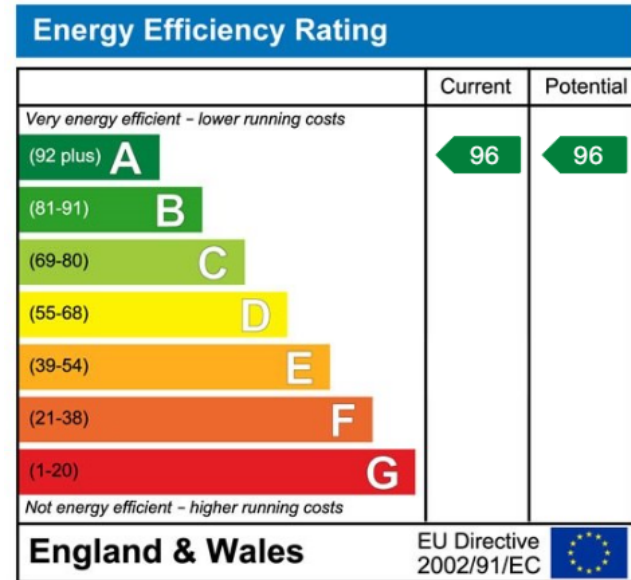
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- No Forward Chain
- Open Plan Living
- Detached House
- Four Double Bedrooms
- Newly Built 2024
- Garage and Driveway
- Situated in The Heart of Dartington
- NHBC Warranty
- Home Office
- EPC A



Use the QR code for further "Material Information" about this home



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.



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