



## *Our View “A property that must be viewed to be appreciated”*

A well presented and spacious three bedroom semi detached property with large driveway and enclosed gardens situated on an elevated position on the outskirts of Newton Abbot

The accommodation begins with the entrance hallway, which features wooden flooring, inset spotlights and a wall-mounted feature radiator. A door provides access to the spacious living room situated at the rear of the property, with double-glazed windows overlooking the rear garden and a fireplace with storage incorporated within the recesses on either side, along with inset spotlights. Continuing through the entrance hallway, access is found to the spacious kitchen/dining room — a bright and generous room with a fitted kitchen comprising a range of wall and base units with solid wooden worksurfaces, mixer-tap sink with integrated drainer, and built-in appliances including an oven with gas hob, extraction hood with light above, dishwasher and fridge/freezer. The room also benefits from tiled under-floor heating, inset spotlights, and a breakfast bar with space for stools beneath, together with further integrated storage. A staircase rises from this area, and a double-glazed window to the front enjoys a pleasant open outlook with far-reaching views

across Newton Abbot. A double-glazed door leads to the rear garden. From the entrance hallway, stairs rise to the first floor where the landing provides access to three double bedrooms, all of which feature double-glazed windows to either the front or rear. Two of the larger bedrooms are situated at the rear of the property, one of which includes built-in wardrobes. Between the bedrooms sits a superb modern fitted bathroom comprising a low-level flush WC, pedestal wash-hand basin with storage beneath, and panel bath with mains shower fitted. The room also features part-tiled walls and flooring, an integrated TV within the wall, an obscure double-glazed side window and inset spotlights. From the landing there is also a useful storage cupboard with shelving housing the combination boiler, a hatch providing access to the loft, and a double-glazed window enjoying pleasant far-reaching views. Externally, the property features enclosed gardens. To the front, a sweeping driveway rises to the property, providing ample off-road parking for several vehicles. To the rear, there is an enclosed and well-presented garden with a raised lawn area leading onto a decked area, ideal for outdoor dining and entertaining. A detached summer house provides a range of uses, with power and light connected. Additionally, the garden includes a separate WC and a further workshop/utility room, also with power and light. From the garden, you

also have access to an additional utility workshop with space and plumbing for a washing machine and tumble dryer.

- Semi detached property
- Spacious living room
- Kitchen / dining room
- Three double bedrooms
- Family bathroom
- Large driveway
- Enclosed gardens
- Detached summer house
- Utility room
- Workshop / store



