

SIMPLY GREEN

Aller Park Road, Newton Abbot, TQ12 4NQ

Newton Abbot - Guide Price £475,000





**Bedrooms: 5 | Bathrooms: 2 | Receptions: 3**

- Detached Chalet
- Five Well Proportioned Bedrooms
- Expansive Corner Plot
- Stunning Vistas
- Ample Parking w/ Garage
- Modernised Living Spaces
- Close To Local Amenities
- Set Within The Sought-After Aller Area
- Principle Ensuite
- Log Burner

**Property Type:** Detached House

**Council Tax Band:** D

**Tenure:** Freehold



This spacious five-bedroom detached chalet is set on a generous corner plot in the sought-after Aller area. Ideal for family living, the property offers a large driveway, garage, and ample off-street parking. Inside, a modern open-plan kitchen, dining area, and lounge are arranged in an L-shape, creating a versatile and welcoming living space. The ground floor also features a shower room with WC and three well-proportioned bedrooms. Upstairs are two further bedrooms, one of which benefits from an en-suite. The expansive garden surrounds the home and is perfect for outdoor entertaining or family gatherings. With its flexible layout, modern interiors, and desirable location, this is a fantastic opportunity not to be missed.









### Ground Floor Accommodation

Upon entering the property, you are welcomed into a spacious entrance hallway that sets the tone for this beautifully presented home—perfectly suited to single-level living. The heart of the home is the impressive open-plan kitchen, dining area, and lounge, arranged in a stylish L-shaped configuration. This light-filled space is designed for both everyday comfort and elegant entertaining, offering uninterrupted views of the stunning Devonshire countryside. The lounge features a large picture window and a recently installed log burner, creating a warm and inviting atmosphere. The kitchen is a true focal point, designed with sophistication in mind—navy blue cabinetry is paired with white marble-effect worktops, a large central island, and ample storage including pantry cupboards. All appliances are seamlessly integrated for a sleek finish. With the added benefit of a utility area. The dining area sits within the conservatory, allowing natural light to flood the space and enhancing the connection to the garden. This level hosts three well-proportioned bedrooms. The principal bedroom enjoys private garden access through double doors, offering a peaceful retreat. The second bedroom, positioned at the front of the property, is ideal for guests or a growing family, while the third makes a charming child's bedroom or nursery. A dedicated home office provides a quiet space for work or study. The stylish shower room features a modern double shower, wash basin, and beautiful brick-style tiling—blue on the lower walls and white above—giving a contemporary yet timeless finish. A separate WC adds convenience, particularly for visiting guests.

### First Floor Accommodation

As you ascend to the first floor, you'll discover two additional bedrooms that offer flexibility to suit a variety of lifestyle needs. While the property is ideally designed for single-level living, the upper floor provides the added benefit of extra space—perfect for guest accommodation, multi-generational living, or even a private retreat. Both rooms enjoy elevated, far-reaching views across the picturesque Devonshire landscape, creating a sense of tranquillity and seclusion. The larger of the two bedrooms features its own en-suite bathroom, finished to a high standard with crisp white tiling and subtle accent details. The en-suite includes a shower, WC, and wash basin, all set within a bright, airy space designed for comfort and convenience.

### External Features

To the front of the property, a long private driveway provides an impressive approach, offering ample parking and access to both the garage and the main entrance. Gated pathways on either side of the home lead to the rear garden, enhancing both convenience and flow. The rear garden is truly expansive, offering a seamless extension of the living space. A generous patio area, accessed directly from the rear of the property, provides the perfect setting for alfresco dining, entertaining, or simply relaxing in the outdoors. Beyond the patio lies a large, well-maintained lawn—ideal for social gatherings or as a safe, open space for children to play. Framed by mature trees that offer a sense of privacy while preserving the breathtaking views of the surrounding rolling Devonshire hills, the garden strikes a perfect balance between seclusion and scenic beauty.

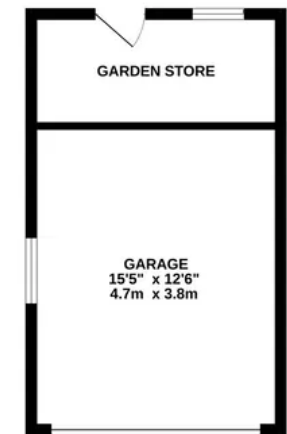
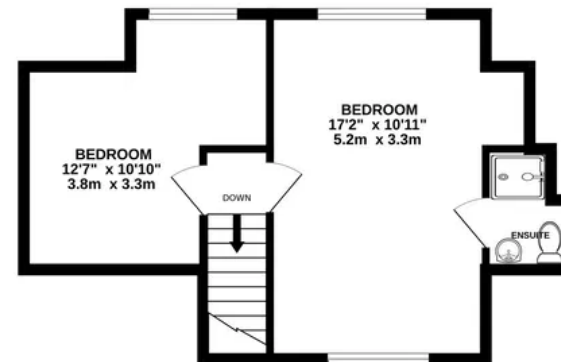
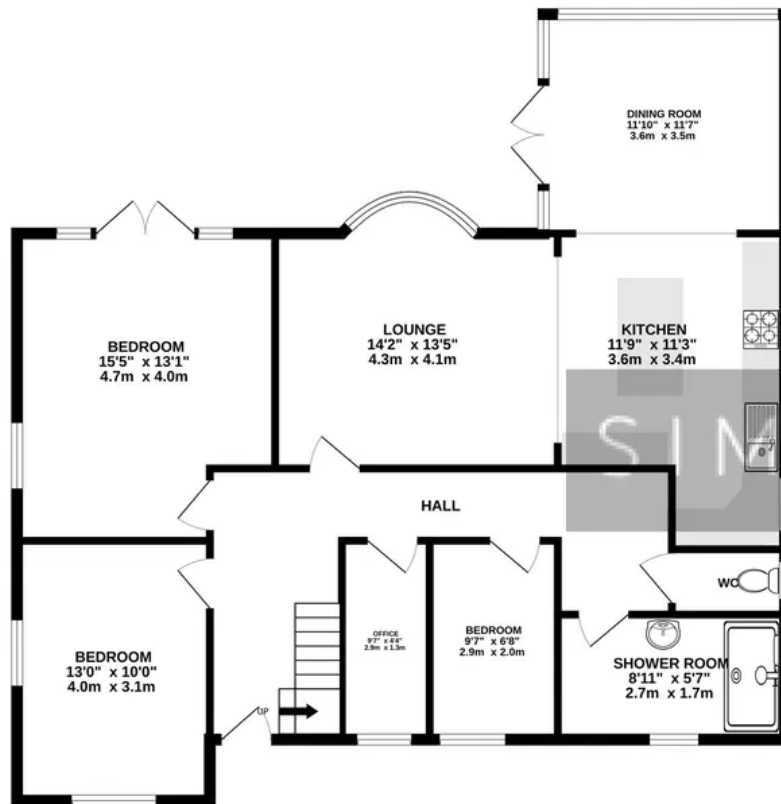




GROUND FLOOR

1ST FLOOR

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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