



DETACHED MODERN FAMILY HOME

28 Tribune Drive | Newton Abbot | TQ12 3GL



thoroughly good property agents

**PROPERTY TYPE**

Detached House

**SIZE**

2,424 sq ft

**LOCATION**

Kingsteignton

**AGE**

Modern

**BEDROOMS**

4

**RECEPTION ROOMS**

1

**BATHROOMS**

3

**WARMTH**

Gas

**PARKING**

Garage, Off Road Parking

**OUTSIDE SPACE**

Garden, Terrace, and
Driveway

**EPC RATING**

B

**COUNCIL TAX BAND**

D

**in a nutshell...**

- SPACIOUS OPEN PLAN LIVING
- CONTEMPORARY KITCHEN
- TOP OF THE RANGE APPLIANCES
- DOWNSTAIRS WC
- UTILITY ROOM
- ENSUITE TO PRINCIPAL BEDROOM
- SEEMLESS INDOOR - OUTDOOR LIVING
- GARAGE
- NO ONWARD CHAIN





the details...

Built just three years ago, this exceptional detached family home delivers spacious, contemporary living with a high quality finish evident in every detail. Designed with both comfort and style in mind, the property further benefits from underfloor heating, providing an efficient and luxurious warmth across all rooms.

At the heart of the home is an expansive open plan kitchen, living and dining area, perfectly suited to modern family life and entertaining. The kitchen is fitted with top of the range appliances, sleek cabinetry and generous work surfaces, creating a practical yet stylish hub for everyday living. Large doors flood the space with natural light and provide a seamless connection to the outdoor areas. The ground floor also offers a separate utility room, a contemporary downstairs WC, and internal access to the integral garage for added convenience.

The first floor comprises four well proportioned double bedrooms, each thoughtfully designed to maximise space and comfort. The principal suite is a standout feature, offering a private ensuite shower room alongside a dedicated dressing area. Bedroom two also benefits from its own dressing space, while the remaining bedrooms are served by a well appointed family bathroom. The upper floor has been carefully planned with future expansion in mind, with clear potential to extend into the loft space, subject to the necessary consents.

Outside, the property continues to impress. A large, sun filled terrace accessed directly from the main living area provides an ideal setting for outdoor dining and entertaining. At ground level, a sheltered seating area offers a more private space to relax, alongside access to a substantial basement area with excellent storage or conversion potential. To the front of the property, a generous driveway provides ample off road parking.



the floorplan...

**Approximate Gross Internal Area 2424 sq ft - 225 sq m
(Including Garage)**

Lower Ground Floor Area 808 sq ft - 75 sq m

Ground Floor Area 808 sq ft - 75 sq m

First Floor Area 808 sq ft - 75 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 icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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the location...

Located in the popular and well connected town of Kingsteignton, the home enjoys excellent transport links via the A380, offering easy access to Newton Abbot, Torbay and Exeter. The town itself provides a range of local amenities including primary and secondary schools, churches, pubs and leisure facilities. The vibrant market town of Newton Abbot is just a short drive away and benefits from a mainline railway station with direct services beyond the region.





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