

SIMPLY GREEN

Roberts Way, Highweck, Newton Abbot, TQ12 1SA

Newton Abbot - Guide Price £285,000



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Perfect Family Home
- Modernised Semi-Detached
- Front, Side & Rear Garden
- Conservatory
- Well Proportioned Living Spaces
- Plentiful Storage
- Downstairs W.C
- Within Reach Of Local Amenities
- Popular Residential Area
- Highweek Location

Property Type: Semi Detached House

Council Tax Band: B

Tenure: Freehold

Tucked away within a quiet cul-de-sac in the ever-popular Highweek location, this well-presented three-bedroom semi-detached home has been tastefully modernised throughout. Offering generous internal and external space, the property is ideally suited to a growing family or those seeking a comfortable and versatile home. The accommodation comprises a welcoming lounge, a modern kitchen/diner, a bright conservatory, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, all enjoying pleasant outlooks, along with a contemporary family bathroom. Situated in the sought-after and secluded position of Roberts Way, the property benefits from excellent access to a range of local amenities, including schools, shops, and community facilities, making it both a practical and desirable place to live.







Ground Floor Accommodation

Upon entering the property, you are welcomed by a spacious entrance hallway providing access to all principal ground floor rooms. The lounge is generously proportioned and enjoys a bright, airy atmosphere, enhanced by a large front-facing window that allows an abundance of natural light to flow through the space. The room benefits from a radiator positioned beneath the window and multiple electrical points for convenience. The kitchen/diner spans the full width of the property and overlooks the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is finished with stylish white cabinetry complemented by oak worktops, offering both practicality and visual appeal. It is well equipped with a ceramic sink and provides space for a fridge/freezer, standalone dishwasher, and washing machine, along with room for a large double range cooker and stainless steel extractor fan. A double-glazed uPVC door provides direct access to the rear garden, while a uPVC window allows natural light to flood the room. The kitchen also benefits from ample worktop space and multiple power outlets, ideal for culinary pursuits. The dining area flows seamlessly alongside the conservatory, with sliding doors opening into the space and further enhancing the sense of light and openness. Completing the ground floor is a well-sized downstairs WC, ideal for guests, which also features a useful storage cupboard and a glazed window.

First Floor Accommodation

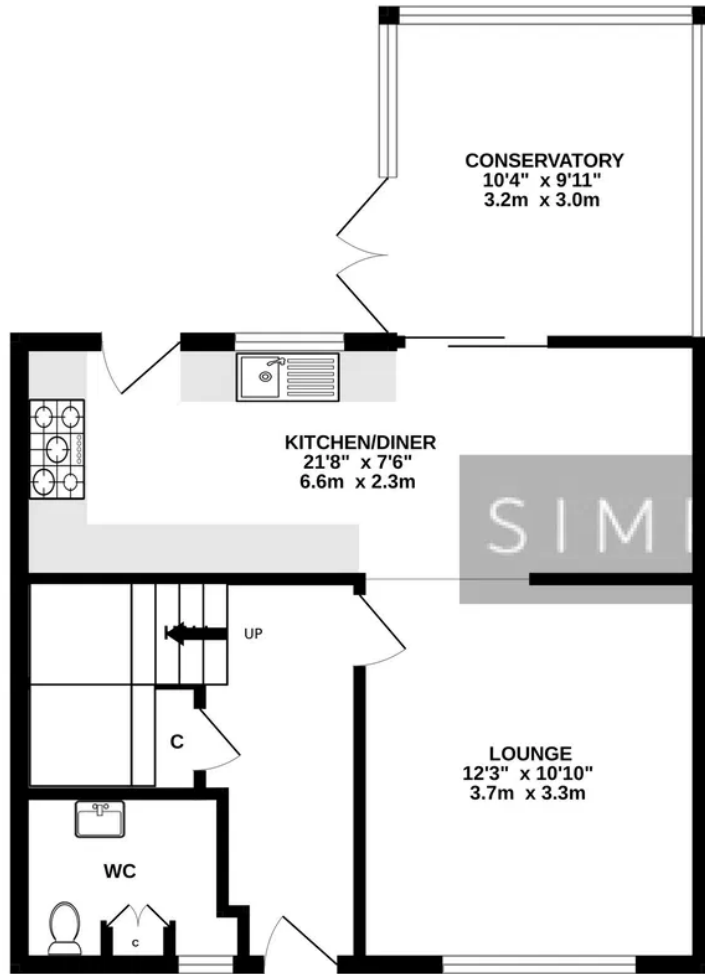
Rising to the first floor, a well-placed window allows natural light to flood both the ground floor hallway and the upstairs landing, creating a bright and welcoming feel throughout. The principal bedroom is a generous double, positioned to the rear of the property and enjoying a pleasant outlook over the rear garden. The second bedroom, located at the front of the property, is also well proportioned and filled with natural light. The third bedroom offers a versatile space, ideal for visiting guests, a child's room, or a home office, making it well suited to growing families. All bedrooms benefit from radiators and electrical outlets, ensuring comfort and practicality. Completing the accommodation is a well-appointed family bathroom, finished in stylish black and white subway tiling. This spacious room comprises a built-in bath, a separate standalone shower, WC, and wash basin, offering both functionality and modern appeal.

External Features

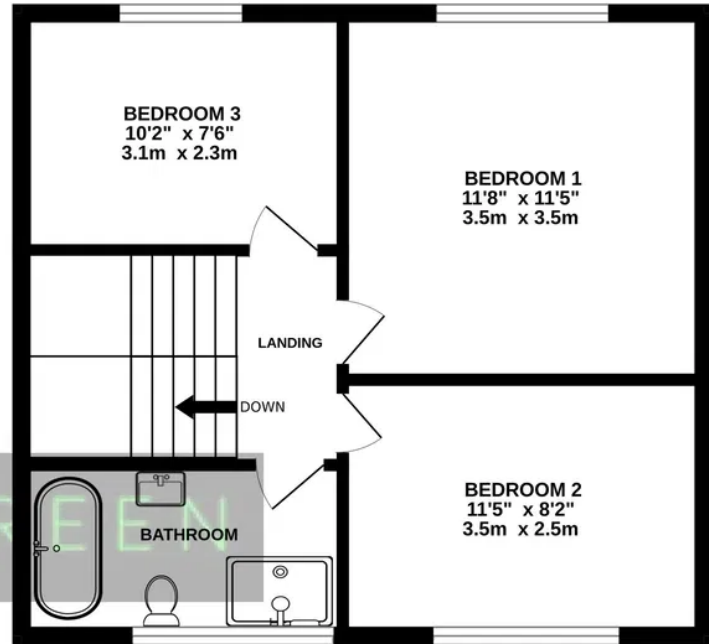
To the front of the property is a neatly enclosed garden, primarily laid to lawn, with a pathway leading to the front entrance and a side access gate providing convenient access to the rear garden. The rear garden offers a generously sized plot that wraps around to the side of the property, creating a versatile and well-proportioned outdoor space. There is potential to extend the property either to the side or rear (subject to necessary consent). A patio area provides the perfect spot for al fresco dining, entertaining, or enjoying the summer sun. Beyond this, the garden is mainly laid to lawn, offering ample space for children to play or for keen gardeners to enjoy. A second tier adds further lawned space, while mature hedging surrounds the garden, creating a private and established setting.



GROUND FLOOR



1ST FLOOR



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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