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**Keyberry Road, Newton Abbot, TQ12 1BX**

**£365,000**

A beautifully presented semi-detached home offering a stunning blend of original features with a modern touch. The accommodation is arranged over two floors comprising an entrance hall, ground floor WC, ground floor bedroom, sitting room, farmhouse style kitchen/diner, first floor landing, two first floor double bedrooms, en suite shower room and family bathroom. Externally the property offers gardens to the front, side and rear with several different seating areas, pergola, patio and lawn. There is also an external under cover storage area. To the front is a gravel driveway providing off road parking for approximately three vehicles and an additional space to create further parking/garage, subject to any necessary consents.

The property is conveniently situated within walking distance to Decoy Country Park offering stunning walks around Decoy Lake, play park, BMX park and football fields. It is also close to local amenities such as Sainsbury's, Decoy primary school, bus routes and easy access to the A38 and Newton Abbot town centre with a mainline train station.

**ENTRANCE HALL** - 4.5m x 1.88m (14'9" x 6'2") Tiled flooring, inset spotlights, downstairs WC, cloaks cupboard with hanging rail, UPVC double glazed doors providing access to gardens, radiator, steps leading to the first floor, cupboard housing electric consumer unit, door to ground floor bedroom, sitting room and kitchen.

**GROUND FLOOR WC** WC with push button flush, wall mounted hand wash basin, inset spotlights, extractor, obscure UPVC double glazed window to the front aspect, tiled flooring

**SITTING ROOM** - 4.5m x 4.19m (14'9" x 13'9") Wall light points, UPVC double glazed window to the front aspect, radiator, engineered wood flooring, TV aerial point, stunning wood burner with hearth.

**KITCHEN/DINER** - 8.28m x 3.25m (27'2" x 10'7") MAX. A farmhouse style kitchen with tiled flooring, exposed brickwork, directional spotlight. Matching wall, base and drawer units with work surfaces over, display cabinet, wood burner with brick surround and tiled hearth. Inset Belfast sink, space and plumbing for washing machine, space and plumbing for dishwasher, space for upright fridge/freezer, UPVC double glazed window, range cooker, radiator and UPVC double glazed door providing access to the garden.

**BEDROOM THREE** - 4.72m x 3.48m (15'6" x 11'5") Double room, engineered wood flooring, light point, UPVC double glazed window to the side aspect, radiator and built in wardrobe with hanging rail.





**FIRST FLOOR LANDING** Doors to all bedrooms and bathroom, access to the loft, UPVC double glazed window to the rear, cupboard housing Worcester wall mounted combination boiler.

**BEDROOM ONE** - 4.47m x 3.68m (14'8" x 12'1") Double bedroom with light point, radiator, UPVC double glazed window to the side aspect, exposed wooden floorboards.

**BATHROOM** - 2.67m x 2.36m (8'9" x 7'9") Step down into bathroom, four piece matching white suite comprising WC, pedestal hand wash basin, tiled splash back, corner shower with sliding glass door and mains fed shower, panelled bath with twin hand grips, towel rail, obscure double glazed window to the side aspect and laminate tile effect flooring.

**BEDROOM TWO** - 3.73m x 2.74m (12'3" x 9'0") Double bedroom with light point, oak flooring, UPVC double glazed window to the side, radiator, door to En Suite shower room

**EN SUITE SHOWER ROOM** - 2.16m x 1.37m (7'1" x 4'6") Inset spotlights, matching suite comprising WC, pedestal hand wash basin with mixer taps, curved corner shower with sliding glass door and mains fed shower, extractor fan.

**GARDENS** Wrap around gardens to the side, front and rear offering a mixture of level lawn, large store, pergola, patio and several seating areas, enclosed with a mixture of natural boundaries and wall. In addition to this there is a lawn to the rear with potential for further parking to be created subject to the necessary permissions.

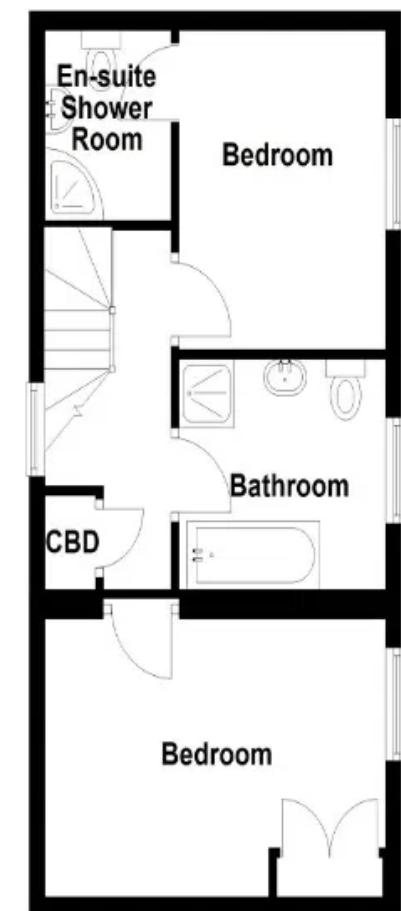
**PARKING** Gravel driveway to the front providing off-road parking for approximately three vehicles and an additional allocated space.



Ground Floor



First Floor



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