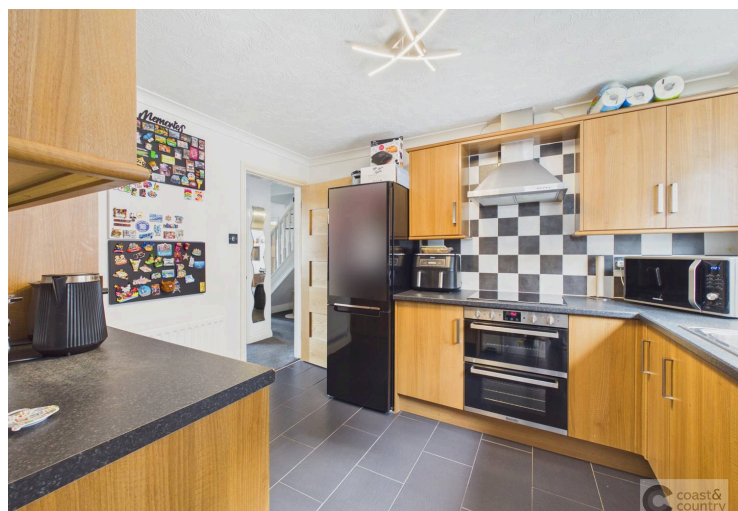
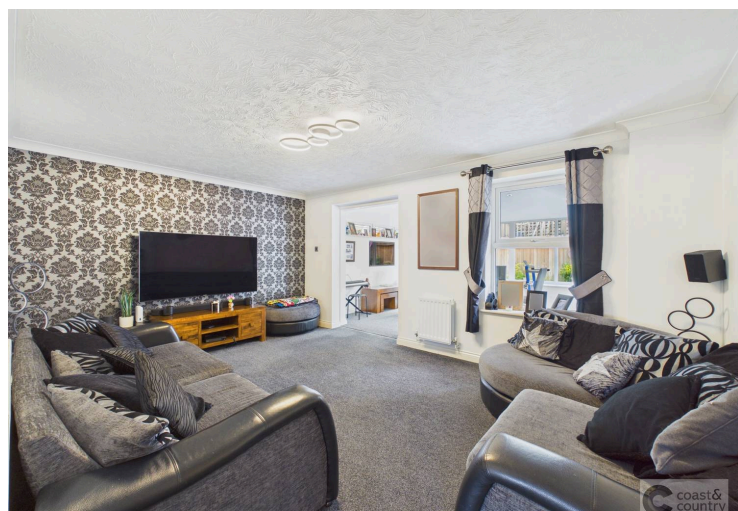




## 7 Orleigh Avenue, NEWTON ABBOT

Guide £450,000 Freehold

Virtual Walk-Through Available • First Class Detached House • 4 Bedrooms The Principal With Up To The Minute Ensuite • Versatile Living Space Ideal For Entertaining Currently Arranged To Provide Large Lounge, Dining Room With Vaulted Ceiling, Snug & Playroom • Modern Fitted Kitchen With Some Appliances • Separate Plumbed Utility Room, Separate Guest Cloakroom / WC & Updated Family Bathroom • Sought After Cul De Sac Location Not Far From Town Centre • Secluded Rear Garden With Lawn & Patio • Garage & Double Width Driveway • Smartly Presented Throughout





This first-class four-bedroom detached house offers an exceptional standard of living, combining versatile accommodation with contemporary style in a sought-after cul de sac location. Smartly presented throughout, the property is ideal for families and those who love to entertain, boasting a spacious and flexible layout that effortlessly adapts to modern lifestyles. A virtual walk-through is available for a comprehensive virtual tour, allowing you to appreciate the impressive design and finish on offer.

Situated in a desirable and peaceful cul de sac, the property enjoys both privacy and convenience, with excellent access to the town centre and its array of amenities. Residents benefit from a welcoming community atmosphere, while nearby transport links ensure easy commuting and connectivity. Local schools, shopping facilities, parks, and leisure opportunities are all within easy reach, making this an ideal base for family life.

#### **Accommodation**

The ground floor accommodation begins with a welcoming entrance hall leading to a large lounge, perfect for relaxing or entertaining guests. The adjoining dining room features a striking vaulted ceiling, creating an airy and light-filled space for formal meals and gatherings. A separate snug provides a cosy retreat, while a dedicated playroom offers further flexibility for family living or home working. The modern fitted kitchen is equipped with a range of contemporary units and some integrated appliances, complemented by a separate plumbed utility room for added convenience. A guest cloakroom/WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from an up-to-the-minute ensuite shower room, providing a private sanctuary with stylish fittings and finishes. The remaining bedrooms are served by an updated family bathroom, thoughtfully designed with modern fixtures to cater to the needs of a growing household.

#### **Garden**

Delightful landscaped rear garden presented on two levels, ideal for entertaining with paved terrace lawn and higher-level deck running the full width of the garden. Fully enclosed and offering much privacy and seclusion.

#### **Parking**

Parking is well catered for with a garage and a double-width driveway, providing ample space for multiple vehicles and ensuring convenience for residents and visitors alike.

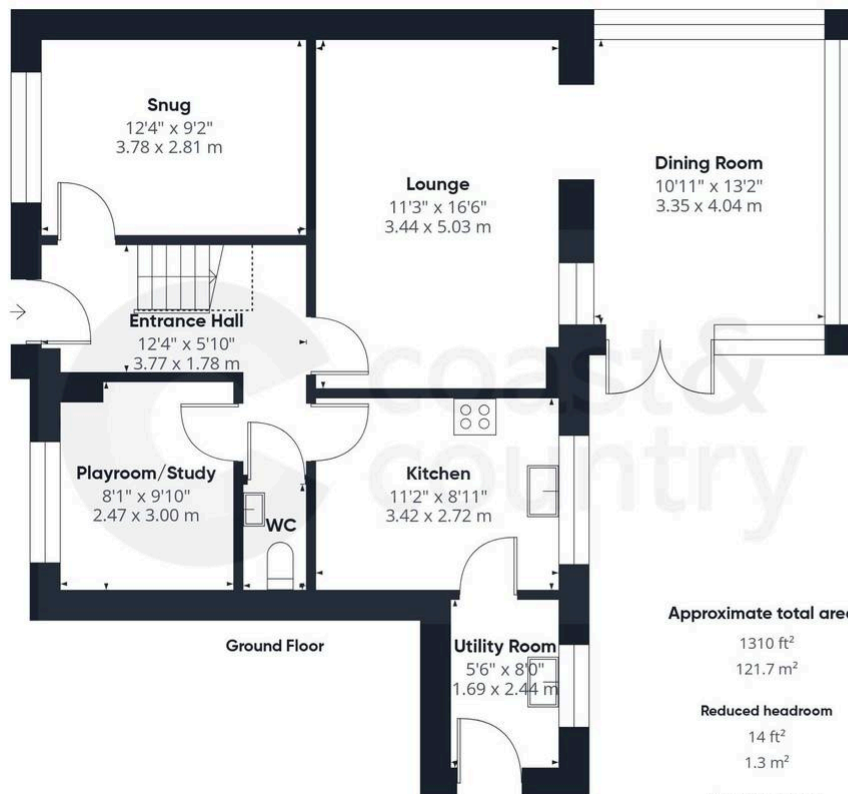
#### **Agent's notes**

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

EPC Energy Efficiency Rating: C



Approximate total area

1310 ft<sup>2</sup>

121.7 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

Reduced headroom

Below 5 ft/1.5 m



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

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