



48, Honeysuckle Drive



# 48, Honeysuckle Drive

, Tavistock, Devon PL19 8FP

Tavistock town centre 0.5 miles • Whitchurch Down 2.5 miles •  
Plymouth 15.5 miles

A five bedroom family home located on the sought-after Broadleigh Park Cavana estate in Tavistock, with spacious accommodation throughout, a driveway, single garage and front & rear gardens.

- Detached Home
- 5 Bedrooms (2 En-suites)
- Generous Sized Kitchen/Diner
- Large Driveway & Garage
- Newly Constructed Log Cabin
- Constructed in 2024
- 8 Years NHBC Remaining
- No Onward Chain
- Freehold
- Council Tax Band: H

Guide Price £595,000

## SITUATION

This exceptional, detached modern home is located on the western side of Tavistock, within the Broadleigh Park development, and sits within the far corner of site offering a good degree of privacy. The development provides open, green space, as well as a children's play area, and affords its residents a peaceful and picturesque setting. Tavistock town centre is 0.75 miles away by car and there is a pedestrian exit to the development at close proximity to this particular home, allowing more direct access on foot. For active families, Whitchurch Down is close at hand, across the town.

Tavistock is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, some 15 miles to the south, offers extensive amenities and the cathedral city of Exeter lies some 40 miles to the northeast, providing transport connections to London and the rest of the UK via its railway links and the M5 motorway.



**DESCRIPTION**

An impressive five bedroom detached home set over three spacious floors, located in a desirable modern development. We understand the property was constructed in 2024 and has eight years remaining on the NHBC warranty, the property offers peace of mind and high-quality contemporary living. The accommodation includes two en-suite bedrooms, a stylish family bathroom, and generous living space throughout. Externally, the home features landscaped front and rear gardens, a newly laid patio, private driveway parking, and a detached garage with an electric door. A powered log cabin in the rear garden provides an ideal space for a home office, studio, or gym. Finished to a high standard and ideally situated close to local amenities, excellent schools, and transport links, this property is perfect for modern family living. The property is being sold with the added benefit of no onward chain.

**ACCOMMODATION**

The property is entered via a storm porch leading into a spacious hallway with high quality composite Karndean flooring and stairs rising to the first floor. There is a generously sized sitting room with high ceilings and tasteful décor features with French doors opening onto the rear patio. Tucked behind the staircase is a well-proportioned downstairs cloakroom. To the right of the hallway, double doors lead into the impressive kitchen/diner, finished to a high specification. The kitchen incorporates a breakfast bar, quartz worktops, and a full suite of integrated AEG appliances including oven, microwave (chest and eye-level) 4-ring induction hob with extractor, fridge-freezer, and dishwasher. Beyond the kitchen is a utility room with plumbed spaces for laundry appliances along with additional storage.

On the first floor, the landing gives access to the principle bedrooms including a standalone modern family bathroom complete with a bath, and separate shower enclosure. There are two good sized double bedrooms, both with pleasant outlooks in addition to a useful linen cupboard housing the water cylinder. The spacious dual aspect master bedroom benefit from a stylish en-suite with walk-in shower and heated towel rail. Stairs then rise to the second floor where there are a further two double bedrooms featuring a dormer window to the front and a Velux to the rear, as well as a private en-suite in one.

**OUTSIDE**

Externally, the property boasts a private driveway proving off-road parking for two vehicles in tandem which leads to a single detached garage which has an electric operating door. A newly laid patio path leads to the front entrance, while the same high quality patio slabs have been used in the rear garden to maintain a consistent and stylish finish. The rear garden features a lawn area, raised planting beds and a substantial log cabin with power. This versatile structure is ideal for use as a home office, games room, garden bar, studio or summer house, catering perfectly to a range of modern lifestyle needs. This versatile structure is ideal for use as a home office, games room, garden bar, studio or summer house, catering perfectly to a range of modern lifestyle needs.

**SERVICES**

All main services connected, with gas-fired central heating throughout. Ultrafast broadband is available and mobile voice/data services are available with all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Please note that the agents have neither inspected nor tested these services.

**VIEWINGS AND DIRECTIONS**

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///parks.found.seated



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

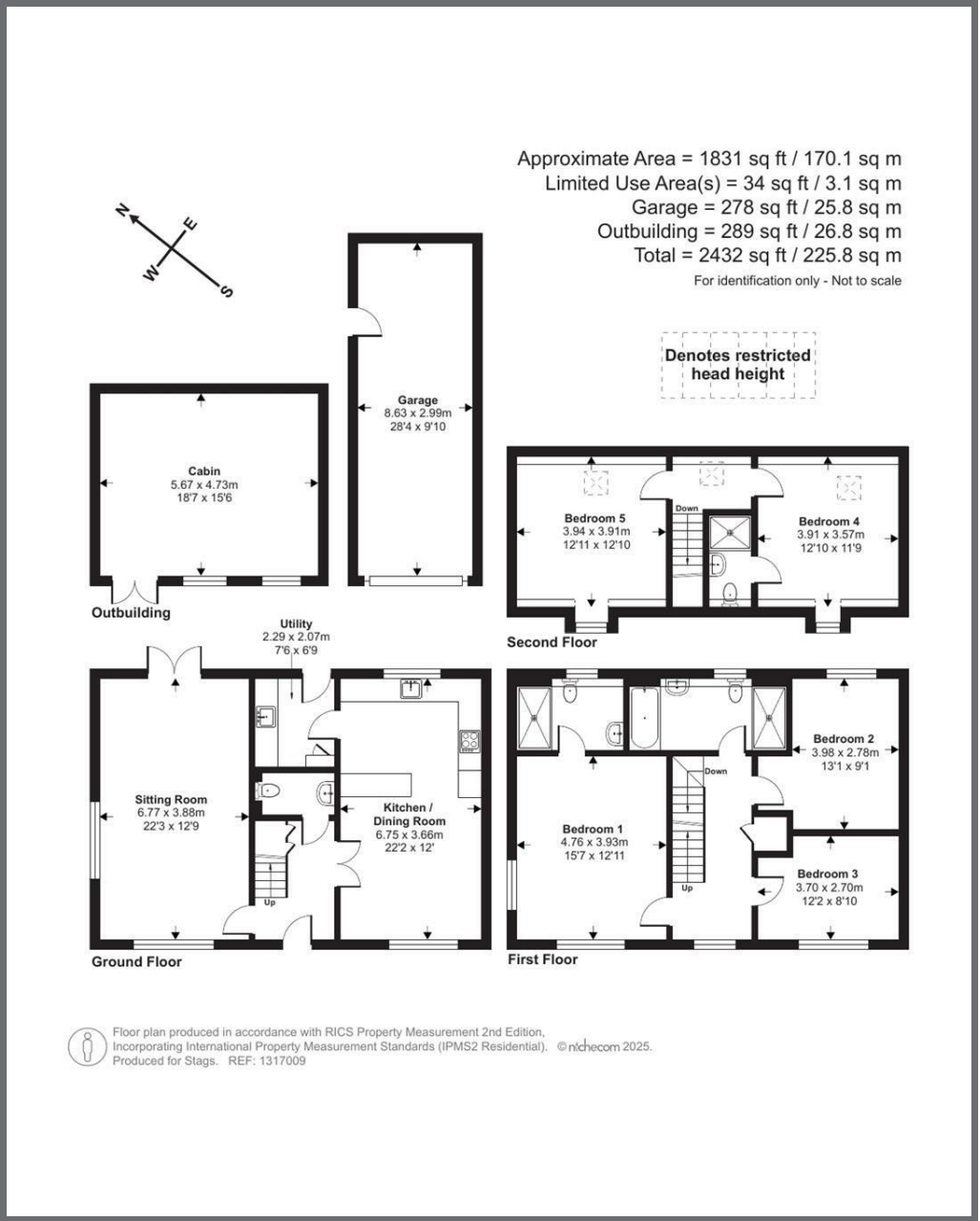


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | Current | Potential |
|                                             | 86      | 93        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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