



Broadway Avenue, Kingsteignton, Newton Abbot, TQ12 3EW

Newton Abbot



Bedrooms: 5 | Bathrooms: 2 | Receptions: 3

Ground Floor Accommodation

The kitchen and family room form the true social heart of the home – a thoughtfully designed space that balances style with practicality. The kitchen is appointed to an exceptional standard, featuring coordinated base and wall cabinetry in a sophisticated graphite grey, elegantly contrasted with crisp white accents to create visual depth. White quartz worktops provide generous preparation space for culinary pursuits, while a dual ceramic Belfast sink with mixer tap adds both charm and functionality. There is ample provision for a range cooker and American-style fridge freezer, complemented by an integrated dishwasher for seamless convenience. Natural light pours in through double-glazed windows to the side, enhancing the sense of openness. A central island, finished to match the contemporary cabinetry, offers additional storage and informal seating beneath – perfect for relaxed dining or entertaining. The space is completed with tiled flooring and inset ceiling spotlights, while a door leads to the utility room and internal double doors open into the formal dining area. The formal dining room enjoys a rear-facing bay window, allowing light to frame the room beautifully. Elegant Amtico herringbone flooring – which flows throughout much of the ground floor – lends a cohesive and refined aesthetic. A discreet storage cupboard provides practical convenience without compromising the room's clean lines. An expansive hallway, illuminated by a double-glazed window, creates an impressive sense of arrival and connects the principal reception rooms. A staircase rises gracefully to the first floor. The lounge is also accessed from this hallway and unfolds as a wonderfully spacious retreat, featuring wraparound windows to the front aspect and double-glazed French doors that bathe the room in natural light. A striking wood-burning stove serves as the focal point, while original wood flooring enhances the character and warmth of the space. The family bathroom continues the home's refined, modernised design. It comprises a WC, pedestal wash hand basin, a freestanding oval bath with central tap feature, and a generous walk-in shower. Characterful tiling is paired with half-height wood panelling and soft neutral décor, creating a space that feels both timeless and indulgent. Completing the ground floor are three well-proportioned bedrooms, each filled with natural light from double-glazed windows. Thoughtfully presented in calming neutral tones – with select rooms enhanced by white wood panelling – they offer comfortable and versatile accommodation. Each bedroom benefits from fitted radiators, ample electrical points, and plush carpeting, providing a warm and inviting finish.



First Floor Accommodation

Ascending to the first-floor landing, a generous Velux window draws in an abundance of natural light, creating a bright and welcoming transition to the upper accommodation. This level provides access to two well-proportioned double bedrooms, each thoughtfully designed to complement the home's cohesive interior style. Both bedrooms benefit from Velux windows, soft carpeting underfoot, and recessed storage solutions that maximise space while maintaining clean architectural lines. Finished in calming neutral tones, these rooms offer versatile accommodation ideal for family living or guests alike. One of the bedrooms is further enhanced by a private en-suite, allowing the space to function beautifully as either a principal suite or an indulgent guest retreat. The en-suite comprises a WC, pedestal wash hand basin, and a ceramic bath with tiled surrounds. Distinctive geo split slate tiling adds texture and depth, complemented by half-height slate tiling and crisp white walls above – creating a refined and contemporary finish consistent with the home's overall design aesthetic

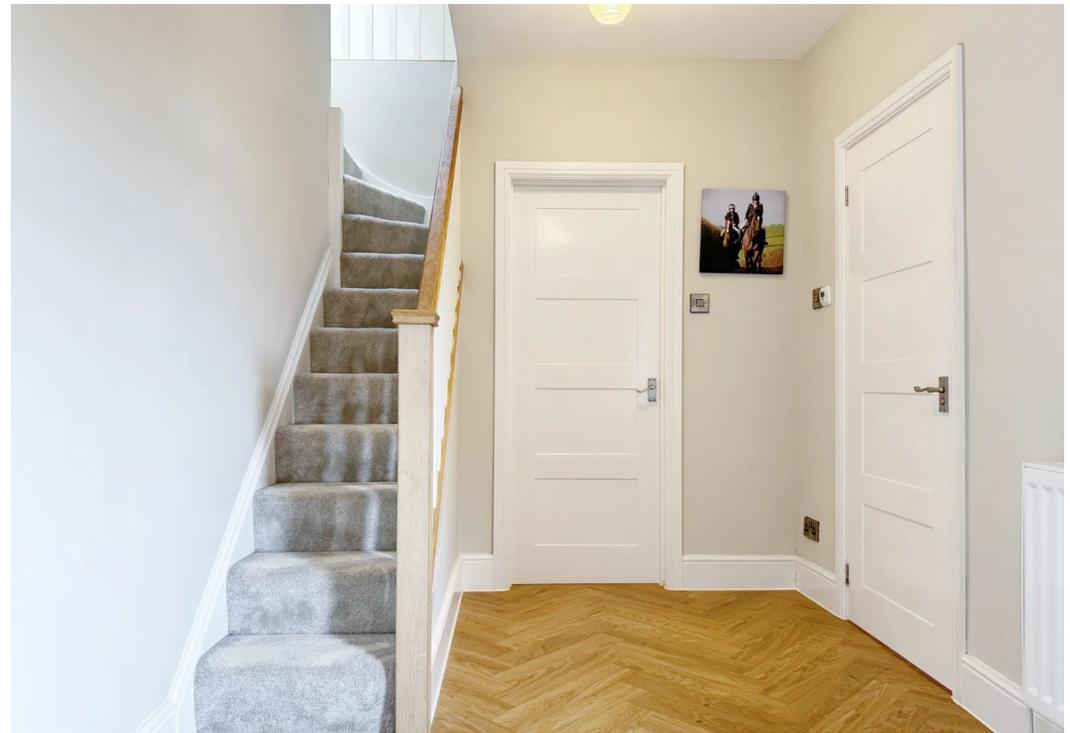
External Features

Set within established, enclosed grounds, the property enjoys a wonderful sense of seclusion, with gardens that wrap gracefully around the home. Entry is gained via a traditional five-bar gate, opening onto a generous stone-chipped and block-paved driveway that provides both practicality and an attractive approach. The principal garden lies to the front, thoughtfully arranged to create a private and sheltered outdoor setting. A sweeping lawn is complemented by raised beds filled with mature planting and established hedgerow, offering natural screening and seasonal colour. A raised patio terrace, directly accessible from the living room, provides an ideal setting for outdoor dining or quiet relaxation. A charming pond adds character and a focal point within the landscape. Access continues to both sides of the property, where additional wooden storage buildings and a shed offer useful ancillary space. To the rear, a further lawned area and storage shed provide flexibility for a variety of uses, while a pathway extends around the home, incorporating low-maintenance stone-chipped sections for ease of upkeep. Although the main expanse of garden is positioned to the front, the thoughtful landscaping and established boundaries ensure it remains peaceful, private and beautifully contained – a tranquil setting that complements the home perfectly.

Location

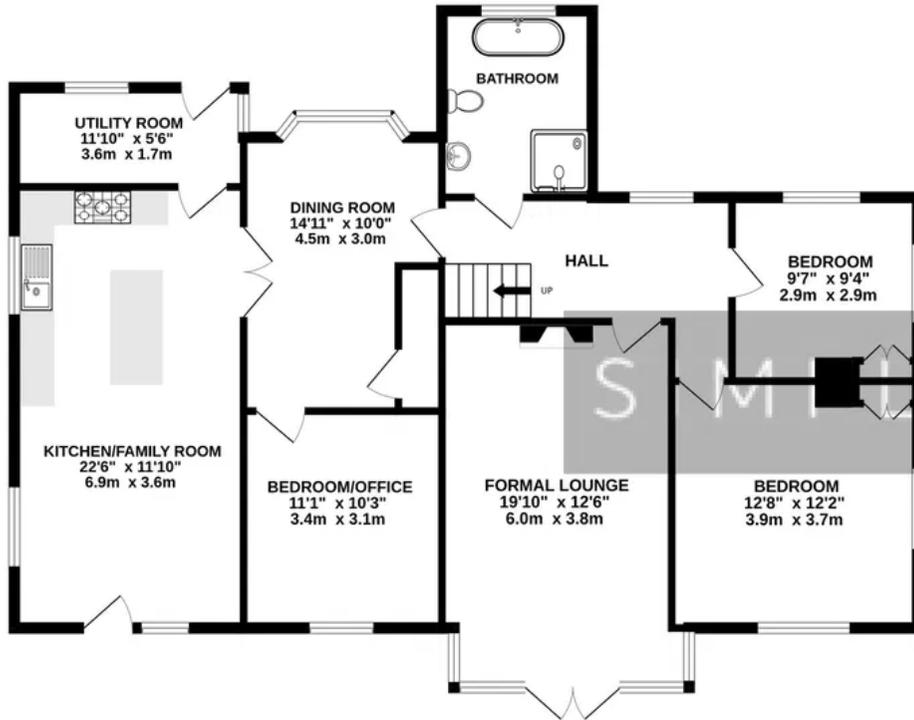
The property itself occupies a particularly tucked-away position – set within a cul-de-sac that leads to a smaller enclave serving only a handful of homes. Creating a quiet and low-traffic environment that enhances both privacy and security. Kingsteignton offers an excellent selection of local amenities including well-regarded primary and secondary schools, independent shops, major supermarkets, cafés, medical facilities and leisure amenities. For a broader range of retail and dining options, Newton Abbot town centre is just a short drive away, offering high street stores, restaurants, a cinema and mainline railway station with direct links to Exeter, Plymouth and London Paddington. The area is also ideally positioned for access to the A380, providing swift connections to Exeter and the M5 motorway network. For those who enjoy the outdoors, the stunning landscapes of Dartmoor National Park and the South Devon coastline are within easy reach, offering walking, cycling and waterside pursuits. Overall, Broadway Avenue combines the charm of an established residential neighbourhood with exceptional accessibility – delivering both day-to-day convenience and an enviable Devon lifestyle.



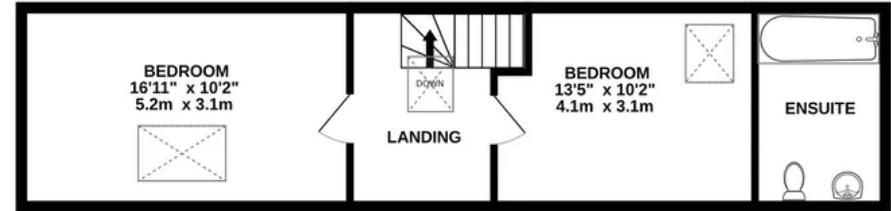




GROUND FLOOR



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.

Made with Metropix ©2026