



Three Bedroom Link Detached Home

46 Dornafeld Drive East | Newton Abbot | TQ12 5YN





PROPERTY TYPE

Link Detached House



SIZE

1,168 sq ft



LOCATION

Ipplepen



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

C



COUNCIL TAX BAND

D



in a nutshell...

- Sought After Village Location
- Spacious Living And Dining Room
- Bright Conservatory Overlooking The Garden
- Fitted Kitchen With Ample Storage
- Ground Floor Cloakroom/WC
- Easy To Maintain Enclosed Rear Garden
- Detached Garage Providing Additional Storage
- Two Driveways Offering Ample Off Road Parking
- Convenient Access To Newton Abbot, Totnes And Exeter





the details...

Situated in the sought after village of Ipplepen, this well presented three bedroom link detached home offers spacious and versatile accommodation, an easy to maintain garden, detached garage, and the benefit of two driveways providing ample off road parking.

The property is entered via a welcoming hallway with a convenient cloakroom and useful storage. The heart of the home is the impressive open plan living and dining room, providing a bright and flexible space for both everyday family life and entertaining guests. A working log burner creates a cosy focal point within the lounge area, making it a particularly inviting space during the colder months. French doors open onto the rear garden, while the adjoining conservatory offers an additional reception area and a pleasant outlook over the outdoor space.

The kitchen is well arranged with a range of fitted units and work surfaces, providing a practical and functional environment for cooking and dining.

On the first floor are three bedrooms, including two generous double rooms and a comfortable single bedroom that could also be utilised as a home office, nursery or hobby room. A family bathroom serves the first floor accommodation.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, making it ideal for busy households or those seeking a manageable outdoor space. The detached garage provides further storage or parking options, while the two separate driveways offer excellent off road parking for several vehicles.

Ipplepen is a popular South Devon village offering a range of everyday amenities including a shop, post office, primary school, medical centre and local pubs. The village enjoys excellent access to Newton Abbot, Totnes and Exeter, with Dartmoor National Park and the South Devon coast also within easy reach.



Combining spacious accommodation, practical outside space and a desirable village location, this attractive home is perfectly suited to families, professionals and those looking to enjoy all that South Devon has to offer.

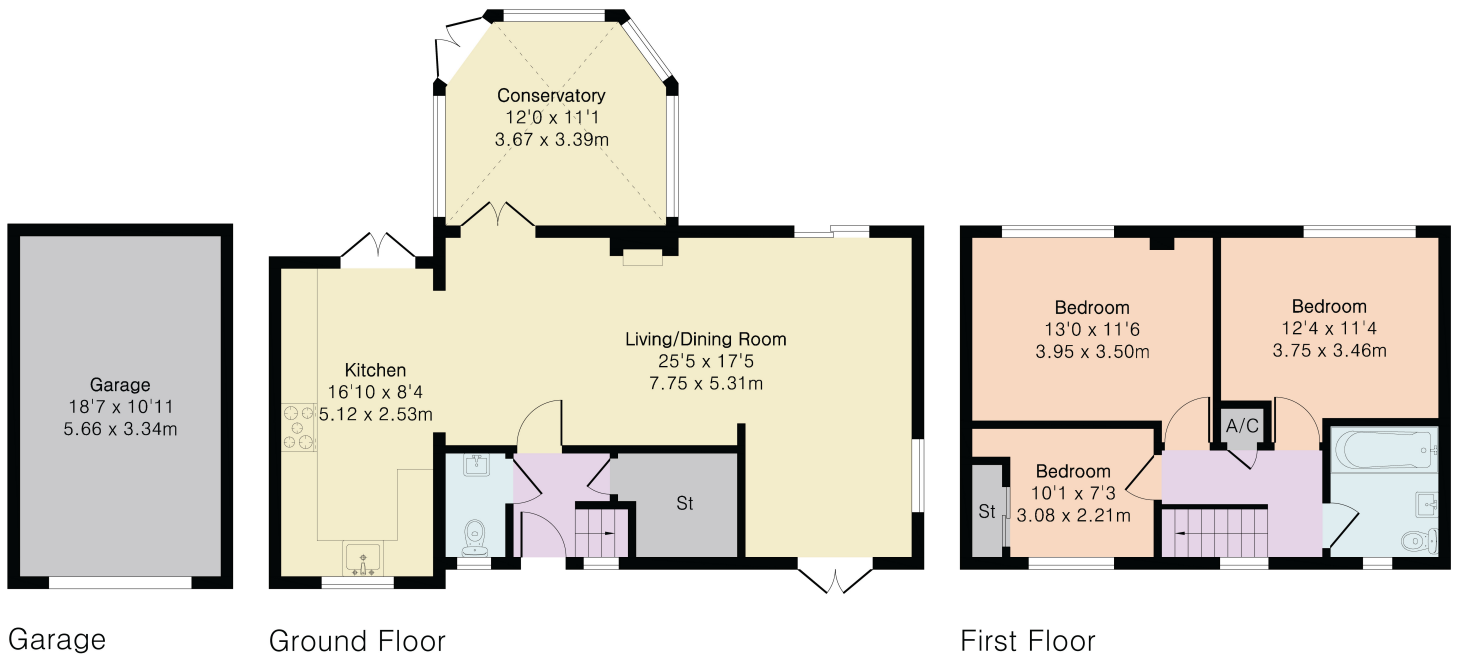


**Approximate Gross Internal Area 1168 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 443 sq ft – 41 sq m

Garage Area 203 sq ft – 19 sq m



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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the location...

Dornafeld Drive East is situated within the popular village of Ipplepen, a thriving South Devon community offering a range of everyday amenities including a village shop, post office, primary school, medical centre, public houses and a variety of local clubs and activities. The village benefits from a strong community atmosphere while remaining conveniently positioned for commuting and travel.





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