



A spacious four-bedroom detached home with well-balanced living accommodation, including a dual-aspect living room, separate dining room, modern kitchen and conservatory. Private rear garden with patio and deck, driveway and garage. Well-presented throughout and offered with no onward chain.

9 Kittersley Drive | Liverton | TQ12 6YX



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,256 sq ft



LOCATION

Liverton



AGE

1985



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71 C



COUNCIL TAX BAND

E



in a nutshell...

- Four-bedroom detached family home
- Dual-aspect living room and separate dining room
- Modern fitted kitchen
- Bright conservatory overlooking the garden
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Private rear garden with patio and decked area
- Driveway parking and detached garage
- Liverton
- NO ONWARD CHAIN





the details...

The ground floor provides well-balanced and spacious accommodation, perfectly suited to modern family living. A welcoming entrance hall leads through to a generous dual-aspect living room, featuring a central fireplace and French doors opening onto the rear garden, allowing an abundance of natural light to fill the space. A separate dining room is conveniently positioned adjacent to the kitchen, creating a practical layout for both everyday living and entertaining. The kitchen is fitted with a range of modern wall and base units, offering ample worktop space and integrated appliances, and leads directly into a bright conservatory. The conservatory offers a versatile additional reception area, enjoying pleasant views over the garden and providing an ideal space for relaxing or informal dining. A useful ground floor cloakroom and a storage cupboard complete the accommodation.

The first floor offers well-proportioned and flexible living space, comprising four bedrooms, making it ideal for families. The principal bedroom is a generous double, benefiting from a modern en-suite shower room. There are three further bedrooms, all a good size and suitable for use as guest rooms, children's bedrooms or a home office. Each room enjoys plenty of natural light and neutral décor throughout. A contemporary family bathroom serves the remaining bedrooms and is fitted with a panelled bath with shower over, WC and wash basin, complemented by modern tiling.

A central landing with additional storage completes the first floor. Externally, the property is a well-presented detached home with excellent kerb appeal, featuring a combination of rendered elevations and stone detailing beneath a pitched tiled roof. A small front garden with a mature ornamental tree adds character, while a pathway leads to the covered entrance. To the side, a driveway provides off-road parking and access to a detached garage with an up-and-over door.

The rear garden is a particular highlight, offering a generous and private outdoor space. It is mainly laid to lawn and bordered by established shrubs, trees and flowering plants, creating a pleasant and enclosed setting. A paved patio area directly to the rear of the property is ideal for outdoor dining and entertaining, complemented by a raised timber deck and pergola to one side. Additional features include a garden shed and fenced boundaries, making it both practical and family friendly.

Offered to the market with no onward chain, this property presents an excellent opportunity for a smooth and straightforward purchase.

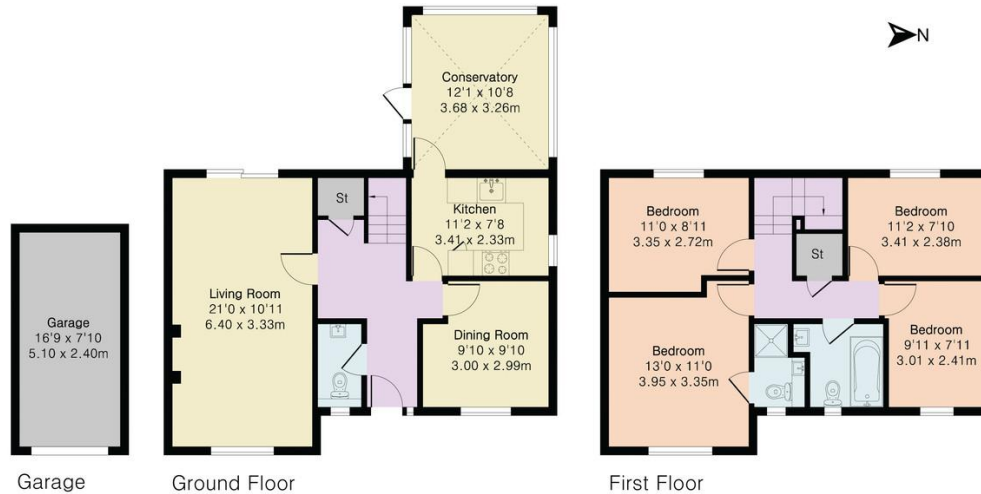


**Approximate Gross Internal Area 1256 sq ft - 117 sq m
(Excluding Garage)**

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 560 sq ft – 52 sq m

Garage Area 132 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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the location...

Liverton is a village on the edge of Dartmoor National Park. The A38 is nearby and provides dual carriageway access to both Plymouth and Exeter and the motorway network beyond. Bovey Tracey is some 3 miles away and provides shopping facilities for day to day needs, whilst the market town of Newton Abbot, approximately 5 miles away providing a more comprehensive range of shops, superstores, schools, hospital and sporting facilities together with a railway station offering connections to London Paddington and Waterloo.

Shopping

Late night pint of milk: Marks and Spencer Garage 1.2 miles

Village shop: 0.5 mile

Town centre: Bovey Tracey 2.8 miles

Supermarket: Co-Op 2.4 miles

Relaxing

Beach: Teignmouth 11 miles

Park in Bovey Tracey: 2.4 miles

Tennis court, swimming pool etc: 2 miles

Golf: Stover 1.5 miles

Haytor Dartmoor: 4.9 miles

Travel

Bus stop: Benedicts Road

Train station: Newton Abbot 5 miles

Main travel link: A38 Drumbridges 0.5 mile

Airport: Exeter 19 miles

Schools

Blackpool Primary School: 0.7 mile

Stover School: 2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6YX**

how to get there...

From the A38 Drumbridges exit follow the signs for Liverton and take the first right towards Ilsington. Pass the Star Inn and take the next right into Benedicts Road. Take the second turning on your right on to Kittersley Drive. Then take the first turning on your left. The property can be found on your right hand side.





Need a more complete picture? Get in touch with your local branch...

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