



Four Bedroom Detached Home

23 Landrace Close | Newton Abbot | TQ12 6UG - £450,000





PROPERTY TYPE

Detached House



SIZE

1,540 sq ft



LOCATION

Newton Abbot



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Roof Terrace



EPC RATING

C



COUNCIL TAX BAND

E



### in a nutshell...

- Versatile Multi Level Accommodation
- Separate Annexe Style Living Area
- Ideal For Multi Generational Living
- Stunning Open Plan Living Space
- Roof Terrace And Sun Trap Seating Area
- Two Bedrooms With Jack And Jill En Suite
- Private Enclosed Rear Garden
- Driveway Parking
- Excellent Condition Throughout And Turn Key Ready





## the details...

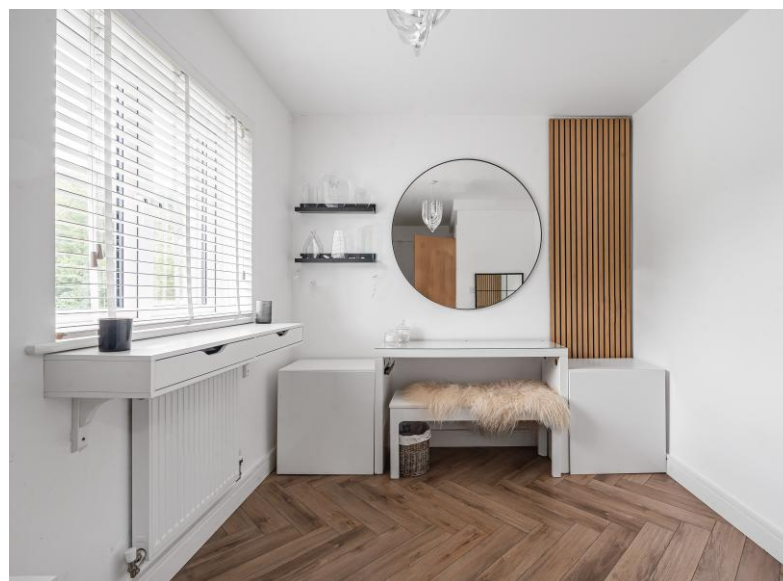
Situated in the highly sought after village of Ogwell, this beautifully presented four bedroom detached home offers spacious and versatile accommodation arranged over several levels, perfectly suited to modern family living, multi generational households, or those looking for additional guest space. Immaculately maintained throughout, the property is presented in excellent condition and is truly turn key ready, allowing any prospective buyer to move straight in and enjoy everything this unique home has to offer.

The property is positioned within a quiet residential area and enjoys a peaceful setting while still being conveniently located for nearby amenities, schools, and transport links.

Upon entering the home, you are welcomed into a spacious entrance level where there are two well proportioned bedrooms along with a stylish family bathroom. One of the standout features of the property is the thoughtfully converted garage, which has been transformed into a superb separate living area complete with its own kitchen and lounge space. This flexible accommodation is ideal for multi generational living, older children wanting their own independence, visiting guests, or even those working from home and requiring additional living space.

Moving upstairs, the property opens up into an impressive open plan kitchen, dining, and living space which truly forms the heart of the home. Flooded with natural light from the large windows, this room creates a bright and airy atmosphere and provides the perfect environment for both everyday living and entertaining. The modern kitchen offers ample storage and workspace while flowing seamlessly into the dining and lounge areas, making it a fantastic social space for family and friends to gather.

From the living area, doors lead directly onto the stunning roof terrace which is a real feature of the property. The terrace acts as a wonderful sun trap throughout the day and provides the perfect place to enjoy outdoor dining, entertain guests, or simply relax with a coffee or glass of wine in the evening while enjoying the peaceful surroundings.



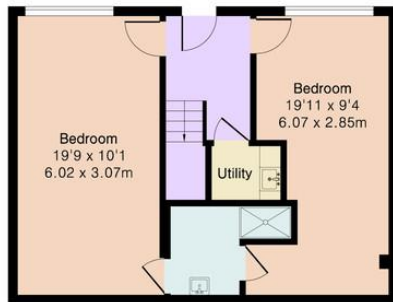
## the floorplan...

### Approximate Gross Internal Area 1533 sq ft - 142 sq m

Lower Ground Floor Area 516 sq ft – 48 sq m

Ground Floor Area 605 sq ft – 56 sq m

First Floor Area 412 sq ft – 38 sq m



Lower Ground Floor



Ground Floor



First Floor

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## the details

The ground floor level offers two further generous double bedrooms connected by a contemporary Jack and Jill en suite bathroom, creating an ideal layout for family members or guests. There is also a practical utility area on this level providing additional convenience for everyday living.

Outside, the private enclosed garden is mainly laid to lawn, providing a safe and secure space for children and pets along with plenty of room for outdoor enjoyment during the warmer months. To the front of the property there is driveway parking adding further convenience.

This exceptional home offers a rare combination of flexible living accommodation, stylish presentation, and a peaceful village location. Finished to a high standard throughout and ready to move straight into, this is a fantastic opportunity to acquire a spacious and unique family home in the desirable village of Ogwell

## the location

Situated in the sought-after village of Ogwell on the southern outskirts of Newton Abbot, this property enjoys a peaceful residential setting with convenient access to local amenities, schools and transport links.

The area combines the benefits of modern suburban living with easy access to the beautiful South Devon countryside. Newton Abbot town centre and railway station are just a short drive away, providing excellent connections to Exeter, Plymouth and beyond.

Nearby walking routes, green spaces and Dartmoor National Park make this an ideal location for families and those seeking a balance between town convenience and outdoor lifestyle.





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