

SIMPLY GREEN



Barrow Vale

Kingsteignton - Guide Price £525,000

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 1

An impressive and beautifully presented detached family home, offering spacious and well-balanced accommodation throughout. Positioned in a desirable location within easy reach of Newton Abbot town centre, the property combines modern living with far-reaching countryside views. Featuring four generous double bedrooms, stylish reception spaces, and a superb kitchen/dining room, the home is ideally suited to both family life and entertaining. Externally, a recently landscaped garden, ample parking, and a garage complete this exceptional offering.

Accommodation

### Ground Floor

A covered entrance porch, with an obscure double-glazed door, opens into an elegant and welcoming reception hall, setting the tone for the accommodation beyond. A staircase rises gracefully to the first floor, complemented by bespoke contemporary understairs storage, thoughtfully designed to maximise practicality without compromising style. A well-appointed cloakroom is positioned off the hallway, fitted with a WC and wash hand basin with tasteful tiled detailing.

The heart of the home is a superbly designed kitchen/dining room, perfectly suited to both everyday family living and refined entertaining. This impressive space is fitted with an extensive range of upgraded cabinetry, incorporating base units, drawers, and matching wall cupboards with subtle under-cabinet lighting. Quality laminate work surfaces are complemented by a stainless steel one-and-a-half bowl sink, while a full suite of integrated appliances includes a four-ring gas hob with extractor above, double electric oven, fridge, freezer, and dishwasher. A rear-facing window provides a pleasant outlook across the garden, while the dining area, positioned to the front, enjoys an abundance of natural light and offers a sociable setting for gatherings.

A separate utility room continues the high-quality finish, providing additional storage, worktop space, and room for further appliances, with direct access to the rear garden.





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Further ground floor accommodation includes a dedicated study, ideal for home working, enjoying a front-facing aspect, and a generously proportioned living room to the rear. This beautifully light-filled reception space features French doors with adjoining side panels, opening seamlessly onto the garden and creating an effortless connection between indoor and outdoor living.

### **First Floor**

The first floor landing offers a light and airy feel, with access to the loft space and a useful built-in storage cupboard.

Four well-proportioned double bedrooms are arranged across this level, each offering comfortable and versatile accommodation. The principal bedroom enjoys an elevated front aspect, capturing far-reaching views across Newton Abbot racecourse and the surrounding countryside. Fitted mirrored wardrobes provide ample storage, while a stylish en-suite shower room features a double-width tiled shower enclosure, wash hand basin, WC, heated towel rail, and natural light via a double-glazed window.

The second bedroom, also positioned to the front, benefits from similar open views and fitted wardrobes. Bedrooms three and four are located to the rear, both enjoying a pleasant outlook over the landscaped garden, with bedroom three also benefitting from built-in storage.

The accommodation is completed by a contemporary family bathroom, thoughtfully appointed with a panelled bath and shower over, WC, wash hand basin, complementary tiling, heated towel rail, and a double-glazed window.

### **Outside**

To the front of the property, a double-length driveway provides ample off-road parking and leads to a single garage with up-and-over door. A lawned frontage and gated side access enhance both practicality and kerb appeal.

The rear garden has been recently landscaped to create a stylish yet highly functional outdoor environment. A raised patio, finished with slate chippings and paving, provides an ideal setting for al fresco dining and entertaining. Steps lead down to a further level of lawn, bordered by secure timber fencing, while a central pathway guides you through the garden's tiers.

Designed with both enjoyment and ease of maintenance in mind, the garden offers a balance of open space and structure, with direct access back into the property via the utility room and French doors from the living room, creating a seamless flow for modern living.

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### **Location**

Situated in the sought-after town of Kingsteignton, the property is close to a variety of local amenities, including schools, shops restaurants, and public houses. Newton Abbot town centre is just a short drive away, offering an even broader selection of facilities and excellent transport links for commuters.

### **Services**

Mains Electricity  
Mains Gas  
Mains Water  
Mains Drainage

### **Local Authority**

Teignbridge District Council

### **Agents Note**

There is a management charge of £184.00 per 6 months. This covers all communal areas and play areas

### **Viewings**

To view this property, please call us on 01626 798440 or email [sales@simply-green.co.uk](mailto:sales@simply-green.co.uk) and we will arrange a time that suits you.





BASEMENT 60.72 sq. m.  
( 653.58 sq. ft. )

GROUND FLOOR 61.43 sq. m.  
( 661.27 sq. ft. )



TOTAL FLOOR AREA : 122.15 sq. m. ( 1314.85 sq. ft. ) approx.

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.  
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