



Luscombe Maye

Since 1873

Sparkhays Drive, Totnes

Guide Price £625,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented four/five bedroom family home, positioned at the end of a quiet cul-de-sac. Enjoying an elevated position setting close to Totnes town, this property benefits from stunning views of the River Dart and surrounding countryside.

Upon entering the property, the entrance hall leads into a versatile room, ideal for another bedroom, home office or reception room. This level also provides convenient internal access into the integrated garage.

Ascending the first set of stairs, the first floor forms the heart of the home, featuring a stylish and contemporary kitchen/diner fitted with an integrated dishwasher, washing machine and fridge freezer with a gas hob. This room also has ample space for a large dining table, and also has access into the rear garden via glass French doors creating a perfect space for entertaining with friends & family. The dual aspect layout allows an abundance of natural light to flood the space.

Adjacent is a generous living room with an elegant bay window seat offering breath taking views of the River Dart and rolling countryside. This floor also benefits from a single bedroom, perfect for a home office or nursery room, along with a convenient WC and hand basin.

On the second floor are three further well-proportioned double bedrooms, all light and airy. The master bedroom is a generous size, featuring a large bay window and a modern en-suite shower room with hand basin, WC and walk-in shower. This floor is complete by a spacious family bathroom fitted with a bath with shower above, WC and handbasin.

To the rear of the property is a tiered garden. The lower tier is mainly lawned with a patio area, ideal for alfresco dining and outdoor entertaining with a pathway leading to the upper tier. The upper tier is laid with gravel and is currently used as a productive veg patch. To the front, the property benefits from two parking spaces along with the availability of an EV charging point.



Approximate Gross Internal Area 1703 sq ft - 157 sq m
 (Including Garage)
 Ground Floor Area 553 sq ft - 51 sq m
 First Floor Area 575 sq ft - 53 sq m
 Second Floor Area 575 sq ft - 53 sq m

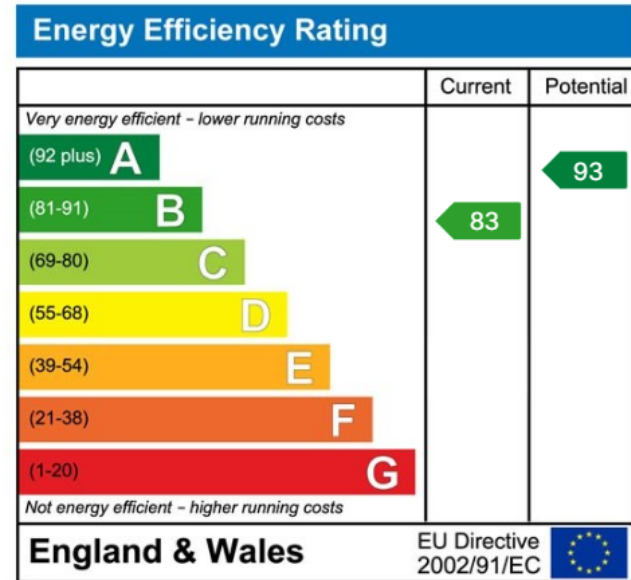


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Use the QR code for further "Material Information" about this home

- Detached Property
- Family Home
- Four/Five Bedrooms
- Beautifully Presented
- New Build
- Far Reaching River Dart Views
- Garage and Driveway
- Tiered Garden
- Kitchen Diner



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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