



11 Lower Fern Road, Newton Abbot

£500,000 Freehold

Virtual Walk-Through Available • Spacious Detached House With Re-Modelled Interior • 4 Bedrooms (Principal En Suite) • Re-Modelled Eat In Kitchen/Family/ Breakfast Room With Large Island & Twin Ovens • Generous Lounge & Separate Dining Room With Patio Doors • Attractive Double Glazed Conservatory Opening To Garden • Secluded Enclosed Rear Garden • Smart Brick Driveway & Integral Double Garage • Highly Sought-After & Well-Established Residential Location • Cloaks/WC, & Spacious Family Bathroom With Spa Bath & Separate Shower Cabinet





This impressive four-bedroom detached house presents a superb opportunity for families seeking generous living space and contemporary style in a highly sought-after and well-established residential location. The property has been thoughtfully remodelled to offer a modern interior, with a versatile layout that is ideal for both every-day family life and entertaining. Highlights include a stunning open-plan eat-in kitchen, family, and breakfast room, featuring a large central island, twin ovens, sleek cabinetry, and ample space for informal dining. The principal bedroom benefits from a private en suite, while three further bedrooms provide flexible accommodation for family members or guests. The generous lounge offers a welcoming retreat, complemented by a separate dining room with patio doors that fill the space with natural light and connect seamlessly to the conservatory, which in turn opens to the garden. Additional features include a smart cloakroom/WC for guests and a spacious family bathroom equipped with a spa bath and a separate shower cabinet, offering a touch of luxury and convenience.

The property enjoys a prime position within a peaceful and established neighbourhood, renowned for its friendly community atmosphere and attractive tree-lined streets. Residents benefit from easy access to local amenities, including reputable schools, convenience stores, and leisure facilities. Excellent transport links are available nearby, making commuting to surrounding areas straightforward, while the area's green spaces and parks provide opportunities for outdoor recreation and relaxation.

Accommodation

On the ground floor, the accommodation is arranged to maximise both light and space. The entrance hall leads to the cloakroom/WC and flows through to the main living spaces. The generous lounge is perfect for relaxing or hosting guests, while the separate dining room with patio doors is ideal for more formal occasions. The standout kitchen, family, and breakfast room is the heart of the home, offering an impressive space for cooking, dining, and gathering. The double-glazed conservatory is a delightful addition, providing a versatile area for year-round enjoyment.

Upstairs, the principal bedroom is served by a modern en suite shower room, while three further bedrooms share the spacious family bathroom, which features a spa bath and a separate shower cabinet. Each bedroom is well-proportioned, with ample storage and pleasant outlooks.

Garden

Well kept, open plan front garden mainly laid to lawn with gated access leading around to the rear. Enjoying a sunny aspect, the rear garden is beautifully maintained and privately enclosed. Mainly lawned with paved area adjoining the house and modern decked terrace providing an excellent space for alfresco dining.

Parking

The property further benefits from a smart brick driveway and an integral double garage with up and over doors, providing secure and convenient parking for multiple vehicles.

Agent's notes

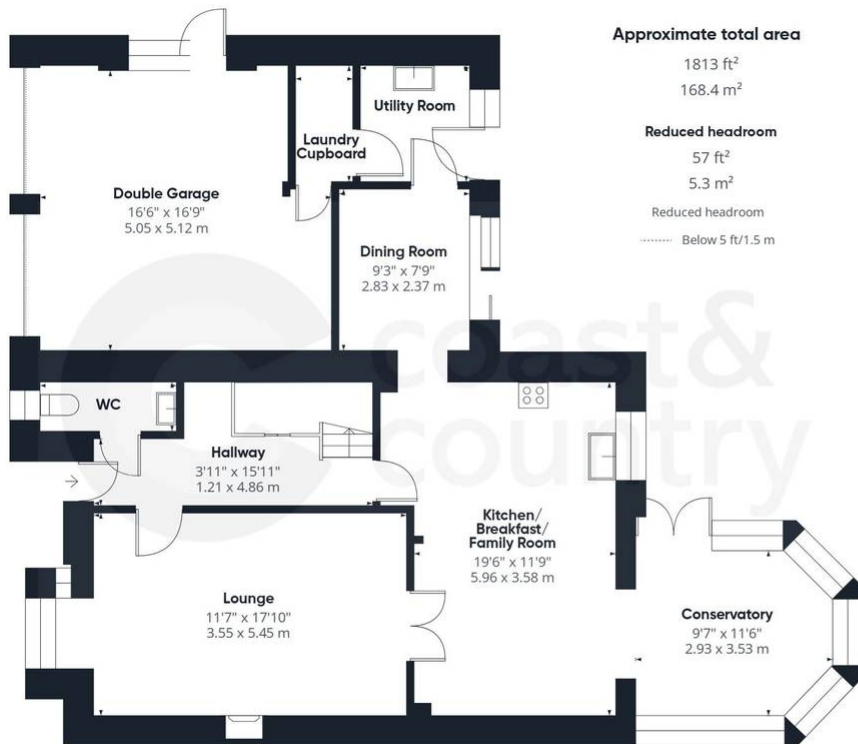
Council Tax: Currently Band E

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



Approximate total area

1813 ft²

168.4 m²

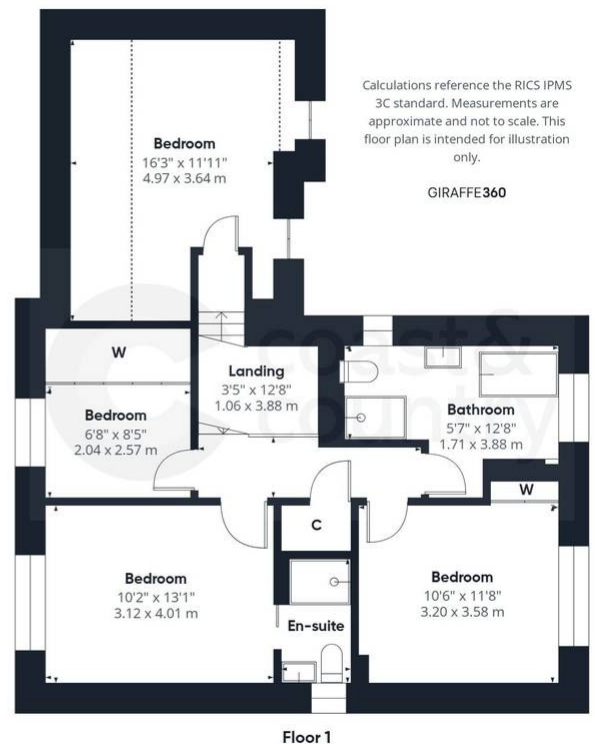
Reduced headroom

57 ft²

5.3 m²

Reduced headroom

..... Below 5 ft/1.5 m



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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