





44 Aller Brake Road

NEWTON ABBOT, Newton Abbot

Occupying an elevated position within the established Aller Park area of Newton Abbot is an attractive **two bedroom detached bungalow** offering well proportioned accommodation, a modern kitchen and bathroom, driveway parking, garage and gardens to both the front and rear. Property records also identify the home as a detached two bedroom bungalow. The property has a distinctive appearance with a combination of rendered elevations, natural stone detailing and brickwork while its slightly elevated setting gives the principal rooms a pleasant open feel.

Internally the accommodation is well arranged and benefits from plenty of natural light. The **sitting room** is an especially good size with a large window creating a bright and comfortable main reception space.

One of the real highlights is the **modern kitchen/dining room**, fitted with a contemporary range of units complemented by generous worktop space and a selection of built in appliances. There is ample room for a dining table and chairs, making this a particularly sociable part of the home, while a door provides direct access to the rear garden.



There are **two double bedrooms** both of comfortable proportions. The principal bedroom is a bright room with a wide window to the front while the second double bedroom overlooks the rear garden and provides useful flexibility for guests, hobbies or a home office if required.

The accommodation is completed by a **modern fitted bathroom/WC** finished in a contemporary style with a panelled bath and shower over vanity wash hand basin, WC and heated towel rail.

The property also benefits from UPVC double glazing and gas central heating.

To the front, the bungalow is approached over a **private driveway providing off road parking and access to a good size single garage**. Alongside the driveway is a slightly sloping lawned garden with established shrubs, planting and flower beds providing an attractive frontage.

The **enclosed rear garden** is arranged over a series of gently rising terraces giving the garden a good degree of interest and character. A paved and gravelled area immediately adjoining the bungalow provides space for outside seating, with the garden continuing upwards through established shrubs, mature planting and further garden areas.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



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Aller Brake Road is situated within the popular Aller Park area of Newton Abbot, offering a convenient and well-connected setting with a good range of amenities, schools and transport links close at hand. For day-to-day shopping, Sainsbury's at Penn Inn is approximately 0.4 miles away, with Morrisons Daily also around half a mile from the area, providing convenient options for groceries and everyday essentials. Further shopping can be found in Newton Abbot town centre, which is less than two miles away and offers a broad selection of independent shops, national retailers, cafés, restaurants and services. The town's Market Walk and traditional market further add to the range of amenities available. The location is particularly well placed for families, with a number of schools within easy reach. Decoy Community Primary School is approximately 0.6 miles away, while Haytor View Community Primary School and Nursery is around one mile away. Newton Abbot College, South Devon UTC and Coombeshead Academy provide secondary and further education options within the wider area. School catchment areas and admissions should, of course, be confirmed with the relevant education authority. There are excellent local bus connections, with stops located along Aller Brake Road itself. The Stagecoach 13 service operates through Aller Park, providing connections towards Newton Abbot and onward towards Torbay and Brixham.





ABSOLUTE



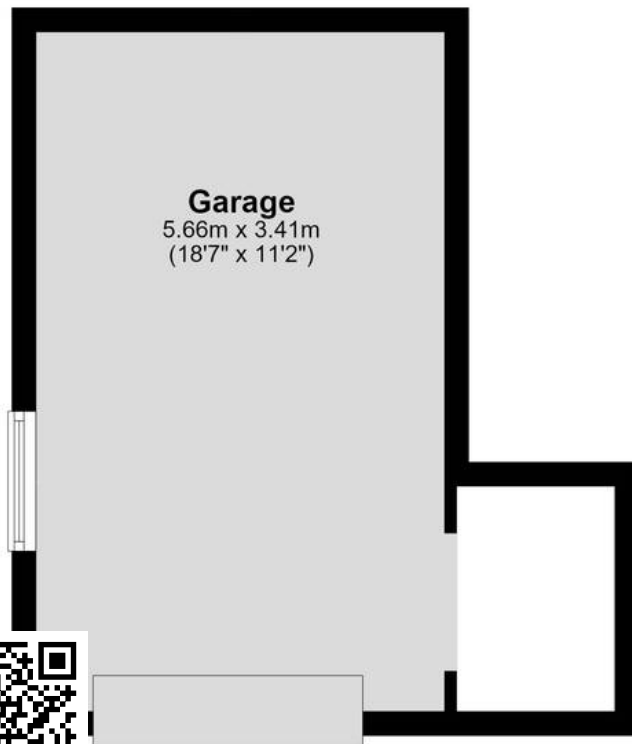
Ground Floor

Approx. 76.4 sq. metres (822.7 sq. feet)



Lower Ground Floor

Approx. 21.9 sq. metres (236.2 sq. feet)



Total area: approx. 98.4 sq. metres (1058.9 sq. feet)



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