



Our View “A property that must be seen to be appreciated”

A spacious four-bedroom semi-detached property offering off-road parking, a garage, enclosed gardens, and an elevated position with pleasant views across Totnes towards the moor

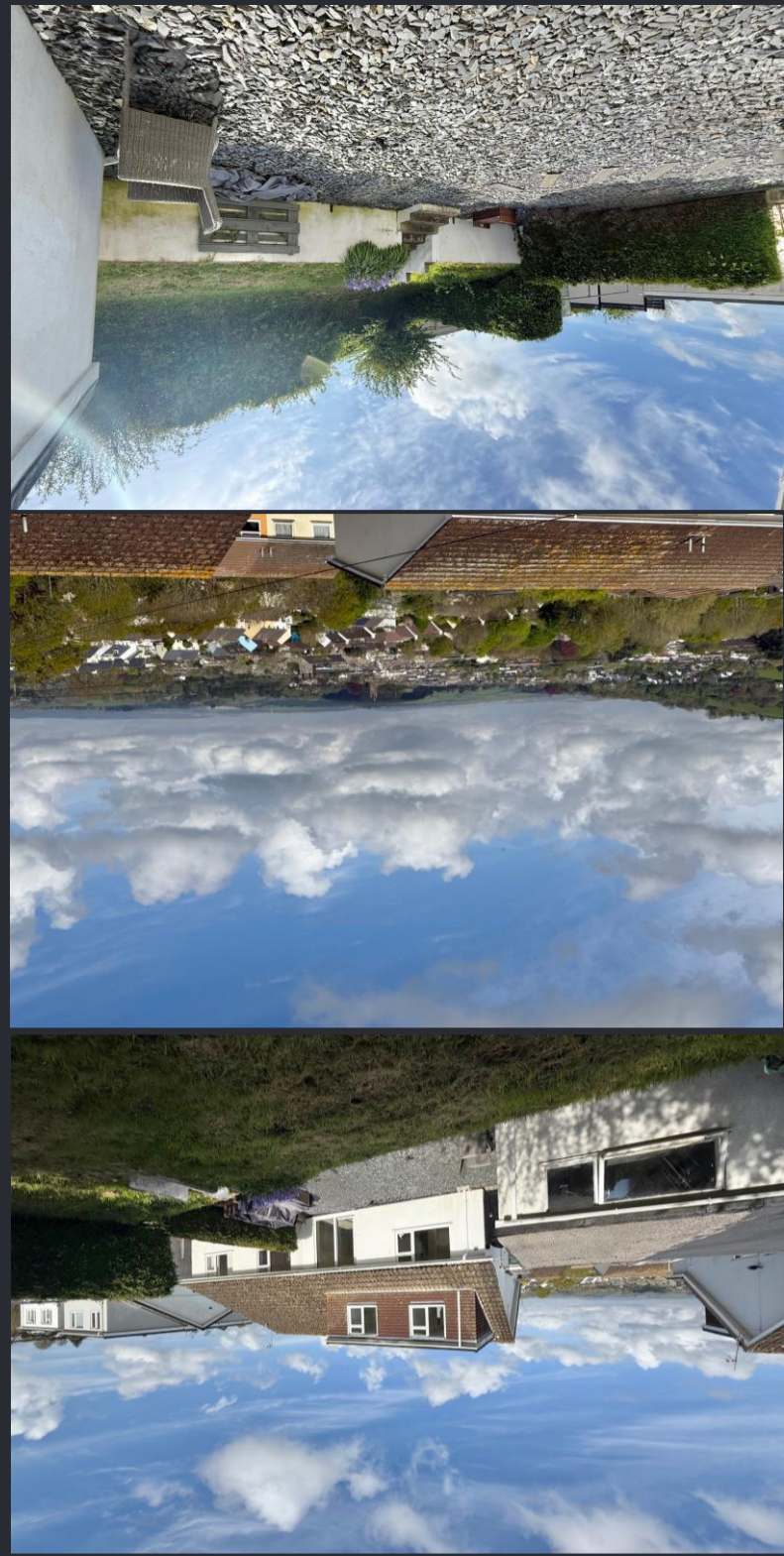
The accommodation begins with an entrance porch featuring tiled flooring and access into the entrance hallway. The hallway has wooden flooring, which continues through much of the ground floor, along with a cupboard housing the meters. A door leads into the living room – a bright and spacious room with continued wooden flooring and a double-glazed window to the front, enjoying far-reaching views across Totnes towards the moor. The room is fitted with a wall-mounted fire. From the entrance hallway there is also access through to the kitchen/breakfast room, which forms part of an extended area. The fitted kitchen comprises a range of matching wall and base units, stainless steel mixer tap with sink and drainer, built-in fridge freezer, cooker with ceramic hob, extraction hood and light above, space for a washing machine, an integral slimline dishwasher, and a combination boiler. A double-glazed window from the breakfast area enjoys pleasant views to the front. Continuing through the entrance hallway, there is access to a downstairs reception

room or occasional bedroom, featuring double-glazed sliding doors opening onto the garden and a cupboard providing storage space beneath the staircase. Adjacent to this is an additional room which could also be utilised as a bedroom or study, with a double-glazed window to the rear. Completing the ground floor accommodation is a bathroom comprising a low-flush WC, pedestal wash hand basin, panelled bath with electric shower over, part-tiled walls, and an obscured double-glazed window to the side. Stairs rise to the first floor, where the landing provides access to three double bedrooms, all of which feature double-glazed windows. Two of the bedrooms benefit from incorporated storage, with the main bedroom also having a walk-in dressing room. The front bedroom enjoys fantastic views across Totnes towards the moor. Dividing the bedrooms is a modern fitted shower room comprising a low-flush WC, pedestal wash hand basin, enclosed shower with electric shower, wood-effect flooring, an obscured double-glazed window to the side, and an extractor fan. Externally, the property features gardens to the front and a driveway running up the side, providing parking for several vehicles. This leads to a garage with a metal up-and-over door, power, and lighting. The front garden is mainly laid to lawn and enclosed. To the rear of the property is an enclosed garden, accessed from the dining room, opening onto a stone-chipped area that

provides an ideal space for outside dining and entertaining. A few steps lead up to a raised lawn area, bordered by an assortment of flowerbeds.

- Spacious property
- Living room
- Kitchen breakfast room
- Study / Dining room
- Four double bedrooms
- Shower room
- Bathroom
- Enclosed gardens
- Driveaway and garage
- Delightful countryside views





24 Elmhirst Drive, Totnes
Total Area: 116.2 m² ... 1251 ft² (excluding garage)
All measurements are approximate and for display purposes only

