

SIMPLY GREEN

New Park Crescent, Kingsteignton, Newton Abbot, Devon, TQ12 3JW

Newton Abbot - Guide Price £325,000



Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

- Single Level Living
- 4 Well Proportioned Bedrooms
- Family Shower Room & A Separate W.C
- Feature Bay Windows
- Modernised Kitchen
- Bright & Airy
- Ample Driveway Parking
- Large Rear Garden
- Tucked Away Position
- Near Local Amenities

Property Type: Semi-Detached Bungalow

Council Tax Band: C

Tenure: Freehold

Situated in the desirable area of New Park Crescent, this well-presented semi-detached bungalow offers generous and versatile living accommodation. The property comprises a spacious lounge, a well-appointed kitchen/diner, ground floor W.C., four bedrooms, and a modern family bathroom, providing ample internal space ideal for families or those seeking flexible living arrangements. Externally, the property continues to impress with substantial driveway parking to the front, accessed via a gated entrance. Additional benefits include useful side storage with a shed and a large rear garden featuring a patio area and lawn, perfect for outdoor entertaining and relaxation. Located in Kingsteignton, the home is conveniently positioned close to local amenities, including shops and schools, with easy access to Newton Abbot town centre.

Location

Located in New Park Crescent in the popular market town of Kingsteignton, this property enjoys a convenient position within a well-established residential area. Kingsteignton is highly regarded for its strong community feel and excellent access to a wide range of local amenities, making it an ideal location for families, professionals, and retirees alike. The town centre offers a variety of local shops, supermarkets, cafés, public houses, and everyday services, all within easy reach. Nearby Newton Abbot provides further retail, leisure, and transport facilities, including a mainline railway station with direct links to Exeter, Plymouth, and London Paddington. The area is well connected for commuters, with straightforward access to the A380, A38, and A30, providing convenient routes across South Devon and beyond. Regular bus services also operate locally.

Kingsteignton benefits from a selection of well-regarded primary and secondary schools, along with an abundance of green spaces, riverside walks, and recreational facilities, including the popular Teign Estuary Trail for walking and cycling. Combining a well-connected location with a friendly town atmosphere and excellent local amenities, New Park Crescent offers a highly desirable setting for a wide range of buyers.





Accommodation

The lounge is a generously proportioned and inviting living space, enhanced by an attractive feature bay window that fills the room with natural light. There is provision for a log burner or open fireplace, creating the potential for a warm and cosy focal point. Designed with both comfort and practicality in mind, this room offers excellent space for relaxation and entertaining, complemented by discreet built-in storage shelving and multiple conveniently positioned electrical outlets.

The kitchen/diner is a well-sized, contemporary space fitted with modern grey cabinetry and marble-effect worktops, providing both style and functionality. There is space to accommodate a freestanding oven and fridge, ensuring flexibility for a range of kitchen layouts. The dining area comfortably accommodates a family-sized table, making it an ideal setting for everyday meals and social gatherings. Dual-aspect windows allow an abundance of natural light to flood the room, further enhancing its bright and welcoming atmosphere.

The property boasts four well-proportioned bedrooms, each thoughtfully designed to maximise comfort and usability. The principal bedroom benefits from elegant bay windows, adding character and additional light. All bedrooms are equipped with multiple electrical outlets to suit modern living requirements.

Completing the accommodation is a spacious family shower room, fitted with a walk-in shower, WC, and wash basin, all finished in tasteful tiling for a clean and contemporary look.

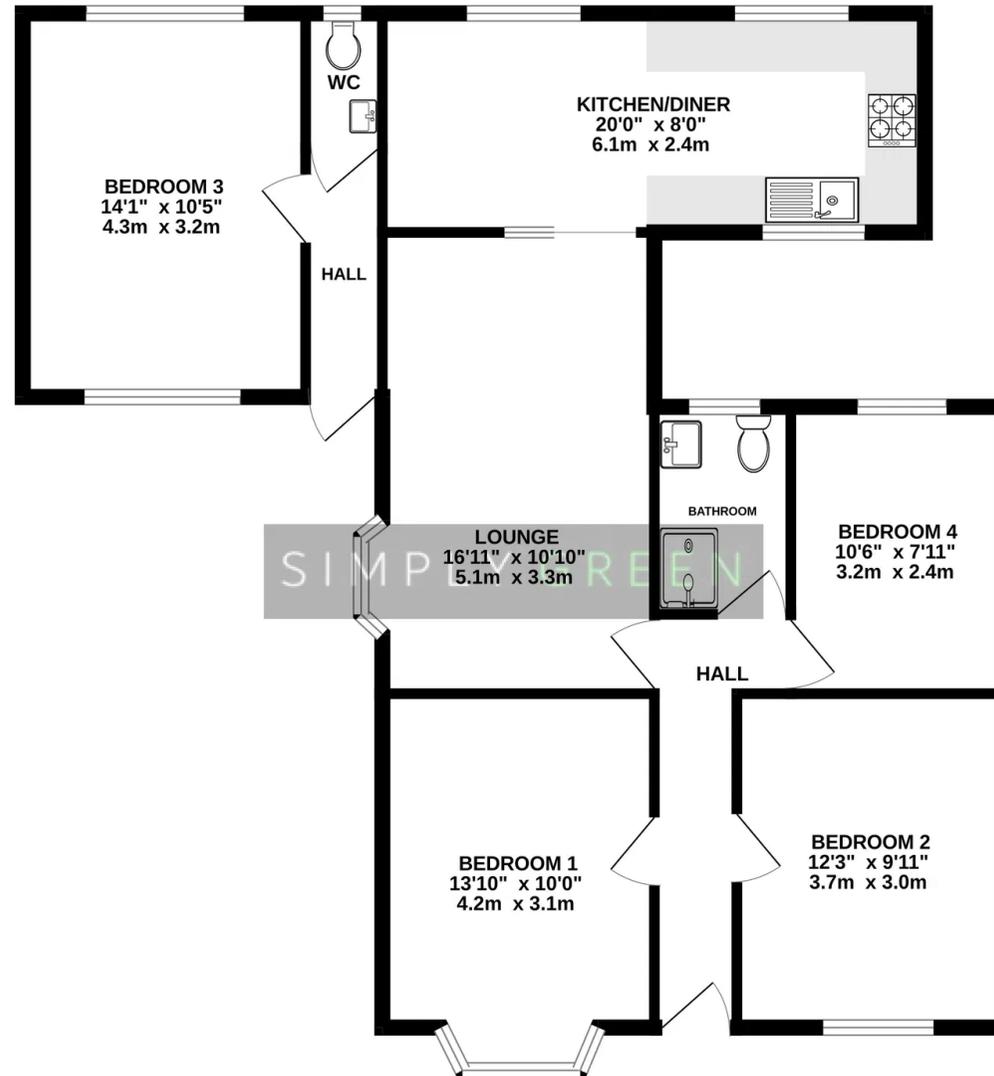
External Features

To the front of the property, you are welcomed by an expansive driveway providing ample off-road parking for multiple vehicles. Convenient side access leads to the rear of the property, where you will find entry to the garden as well as useful storage facilities, including a shed.

The rear garden is generously sized and predominantly laid to lawn, offering a secure and enclosed outdoor space ideal for families and pets. A low-maintenance stone-chip patio area provides the perfect setting for al fresco dining and outdoor entertaining during the warmer months.



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