



10 Alder Close, Newton Abbot

Guide Price **£810,000**

**DART &
PARTNERS**
Established 1971



10 Alder Close

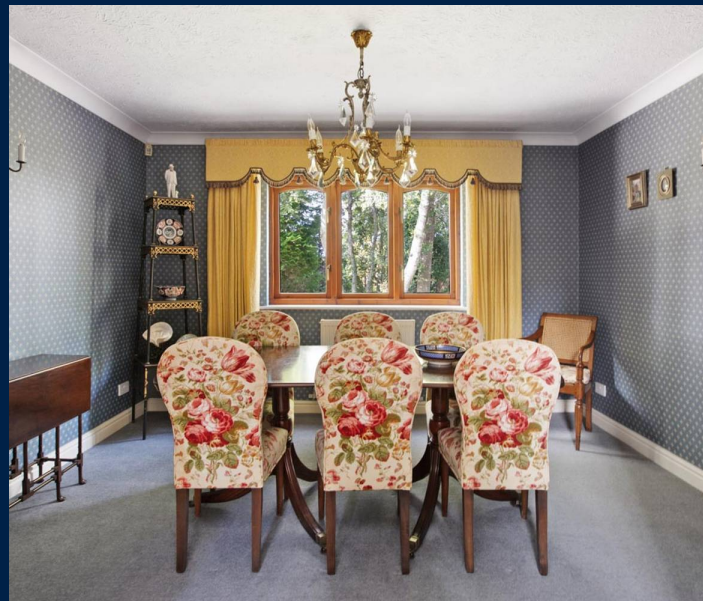
Newton Abbot

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- STUNNING EXECUTIVE DETACHED FAMILY HOME IN A SELECT DEVELOPMENT OF LUXURY HOMES
- THIS BEAUTIFUL HOME IS OFFERED TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION
- SPACIOUS AND WELL PROPORTIONED ACCOMODATION WITH SUPERB ENTRANCE HALLWAY
- LOUNGE WITH MARBLE FIREPLACE (FULLY FUNCTIONING) AND SLIDING PATIO DOORS TO AN OUTSIDE TERRACE
- KITCHEN / BREAKFAST ROOM, FORMAL DINING ROOM, UTILITY, STUDY AND SNUG
- MASTER BEDROOM WITH BUILT IN WARDROBES LEADING TO DRESSING AREA AND ENSUITE
- A FURTHER FOUR SPACIOUS BEDROOMS, ONE OF WHICH HAS AN ENSUITE
- DETACHED DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING
- WELL TENDERED MATURE GARDENS TO FRONT AND REAR



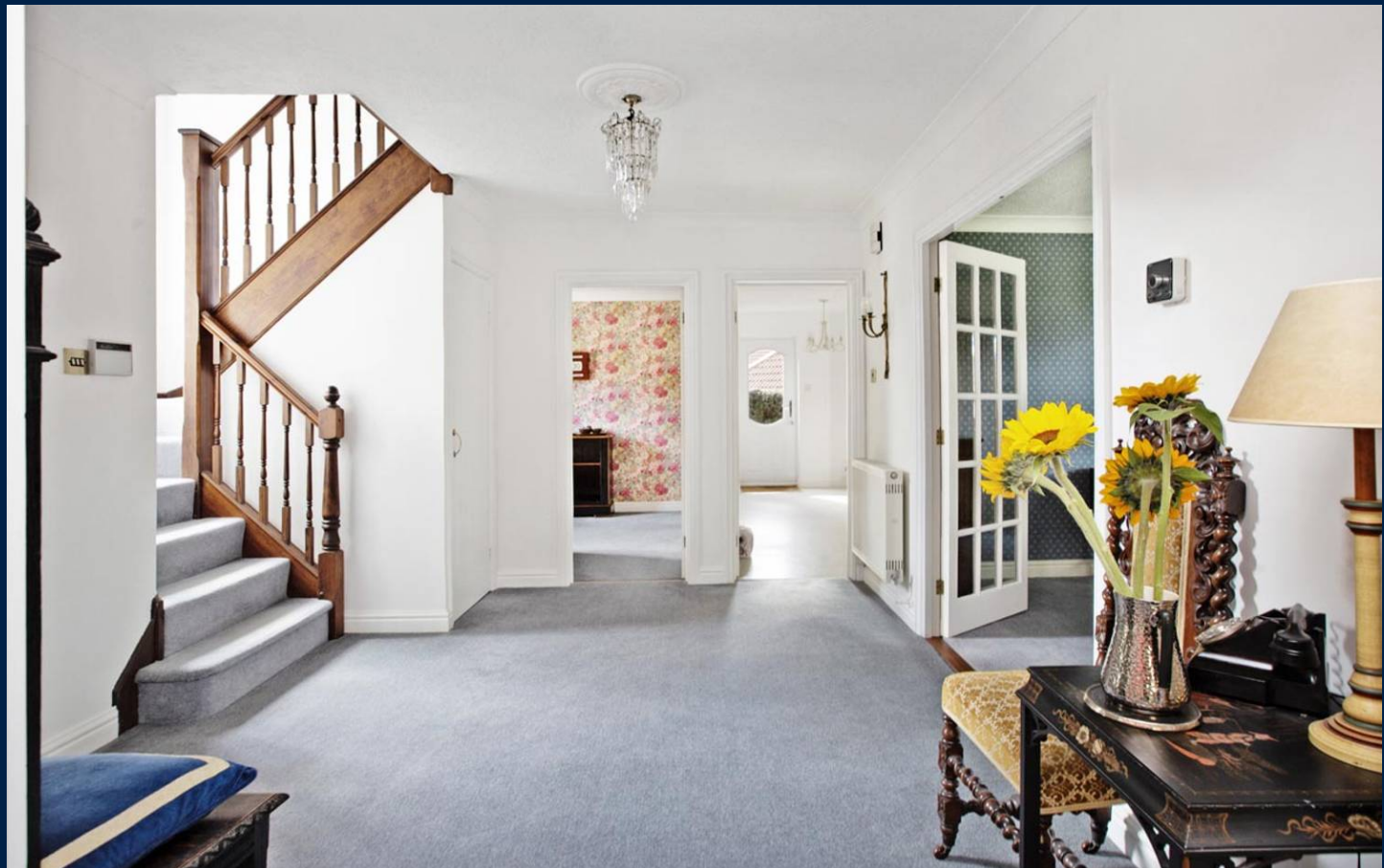
A stunning and cherished detached executive style family home offered for the first time since construction in 1991, built by Cala homes and located in a select development of luxury homes in a quiet cul-de-sac and occupying an enviable position within the development. The well presented and substantial accommodation comprises a welcoming reception hall leading to a lounge, formal dining room, kitchen/ breakfast room, snug, study, utility and cloak room. To the first floor are 5 bedrooms with en-suites to both bedrooms one and two and a family bathroom completes the internal accommodation. Outside there is an attractive brick paved driveway providing off road parking and leading to a detached double garage. There are front and rear gardens with the rear being fully enclosed and enjoying a high degree of privacy and seclusion, and extends to both sides of the property. This stunning property is being offered with **NO ONWARD CHAIN**.

SITUATION / DESCRIPTION Alder close is a select and highly sought after development of detached houses completed by Cala Homes in the early 1990s, the development conveys a lovely sense of peace and tranquillity and is set within easy reach of the market town of Newton Abbot, and with easy access to both the A38 and M5 and Newton Abbot's mainline railway station.

This high quality luxury home has attractive external aesthetics with feature brickwork elevations and the accommodation is well proportioned with a superb welcoming reception hall leading to the principal rooms, and with access from the lounge and kitchen / breakfast room onto a rear terrace extending onto the enclosed gardens.

The accommodation is comprised of ...

A canopied entrance with inset spotlighting into a timber entrance door with corresponding obscure glazed side panels with leaded lattice work into ...





ENTRANCE PORCH with marble floor tiling, multi paned bevelled glass door and side screen opens through to
RECEPTION HALLWAY An impressive reception hallway with stairs rising to the first floor and with a door to a useful under stairs store cupboard, radiator and multi paned double doors with bevelled glass through to ..

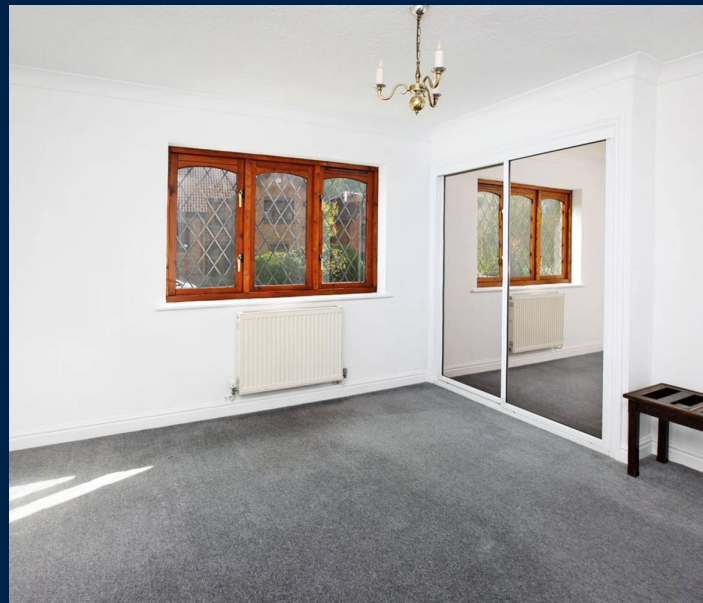
LOUNGE an impressive dual aspect room with hard wood window to side aspect and further window and sliding uPVC patio doors giving access and enjoying an outlook onto the terrace and gardens, two radiators, wall light points, feature marble fireplace with matching hearth and surround with mantle over and inset coal effect gas fire (fully functional fireplace)

From RECEPTION HALLWAY, multi paned double doors with bevelled glass through to a ...

FORMAL DINING ROOM with hard wood sealed double glazed window overlooking the rear gardens and radiator

Door to..

KITCHEN / BREAKFAST ROOM again this room is dual aspect. On the KITCHEN SIDE there is a comprehensive range of cupboard and drawer base units under counter tops with wooden trim, corner display shelving, fitted Miele dishwasher, one and a quarter sink unit with mixer tap over, Bosch gas hob, attractive tiled splashbacks, larder style unit with integrated Bosch fridge freezer, Bosch double oven, range of corresponding eye level units, concealed Bosch extractor hood, glazed display cabinets, hard wood double glazed window to the rear garden and radiator. The BREAKFAST AREA has sliding double glazed patio doors with access and outlook onto the terrace and gardens, radiator, and door giving access to a side pathway. There is door into a UTILITY ROOM, a further door takes you into the SNUG and feature archway takes you into a STUDY.





UTILITY ROOM with corresponding cupboard and drawer base units under counter tops, Bosch washing machine and Bosch tumble dryer, tiled splashbacks, hard wood double glazed window with leaded lattice work over the front aspect, radiator, Valiant gas combination boiler providing domestic hot water supply and gas central heating throughout the property.

SNUG with an interconnecting door through to RECEPTION HALLWAY, double glazed window with leaded lattice work overlooking the front gardens, radiator.

STUDY with double glazed window with leaded lattice work to the front garden, radiator.

CLOAKROOM with closed couple W.C, pedestal wash hand basin with tiled splashback, radiator, obscure glazed window.

From the RECEPTION HALLWAY: Dog leg staircase with attractive timber balustrading leading to the first floor with a feature multipaned window over the front aspect and approach ...

FIRST FLOOR LANDING with recessed spotlights, radiator, hatch and access to the loft space with fitted loft ladder and lighting, door to linen cupboard with slatted shelving housing the mega flow water tank, doors to...

BEDROOM ONE with two hard wood double glazed windows overlooking the rear gardens, two radiators, mirror fronted sliding doors to built in wardrobes with fitted shelving and a doorway through to DRESSING AREA with sliding doors to built in wardrobe with hanging rail and fitted high level shelving, his and hers wash hand basin set onto an attractive vanity unit, pelmet with spotlighting, fitted mirrors, shelving, eye level cupboards, tiled splashbacks and door into...

EN-SUITE with fully tiled walls, obscure glazed window, corner bath, W.C with concealed plumbing, shower enclosure with glazed door / screen, fitted Mira shower, radiator, bidet, recessed display shelving and fitted extractor.





BEDROOM TWO with hard wood sealed double glazed window with leaded lattice work to front the aspect, radiator, mirror fronted sliding doors into built in wardrobe with hanging rail and shelving and door to... ENSUITE SHOWER ROOM with fully tiled walls, obscure glazed window, radiator, fitted mirror, shaver light and socket, fitted extractor, suite comprising low level W.C, pedestal wash hand basin, shower cubicle with glazed door / screen with fitted Mira shower.

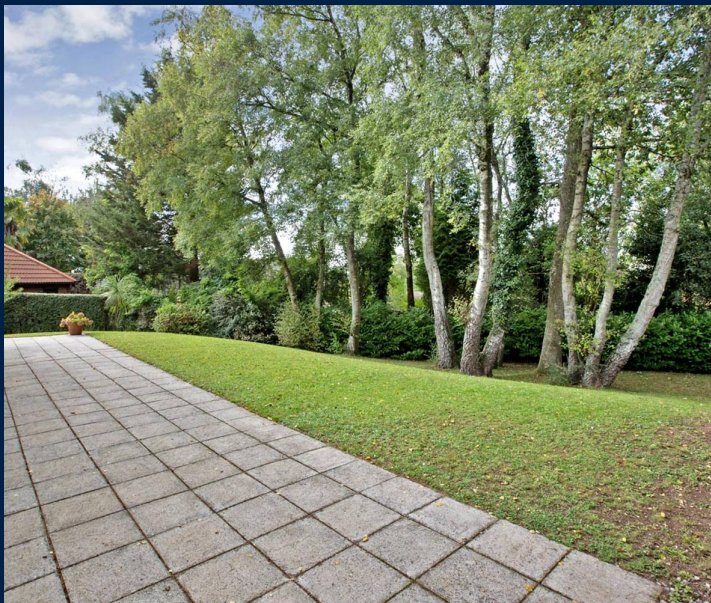
BEDROOM THREE with hard wood double glazed window to rear garden, radiator, mirror fronted sliding doors into built in wardrobe with hanging rails and fitted shelving.

BEDROOM FOUR with double glazed hard wood window to rear garden, radiator, mirror fronted sliding doors to built in wardrobes with hanging rail and fitted shelving

BEDROOM FIVE double glazed hard wood window overlooking front aspect and approach, radiator.

FAMILY BATHROOM fully tiled walls with five piece suite comprising W.C with concealed plumbing set into an extensive vanity unit, bidet, panelled handled bath with mixer tap over, shower enclosure with glazed door / screen with fitted Mira shower, radiator, fitted mirror, shaver light socket, fitted extractor, obscure hard wood double glazed window with leaded lattice work and recessed spotlighting.

EXTERIOR The property is approached over an attractive brick paver driveway, which in turn provides extensive off road parking and leads to a detached double garage. From the driveway there is a paved pathway which leads to the main entrance along the front gardens and also extends to a gated access to the enclosed rear gardens. Front garden is predominately laid to lawn with mature hedge row borders.

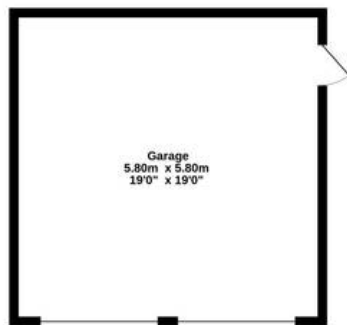


REAR GARDEN access to the rear is through the kitchen / breakfast room and/or the lounge with immediate access onto an attractive paved terrace which runs the entire width of the property and then leads onto the rear gardens which consist of a gently sloping lawn with mature oak and older alder trees, well stocked with an extensive variety of shrubs trees and evergreens and is principally enclosed by an attractive red brick wall. The red brick wall paved pathway leads to the detached double garage and a gravelled area to the rear of the garage. There is also courtesy lighting, an external water tap.

GARAGE double up and over doors, power and lighting, range of fitted shelving and overhead apex storage.



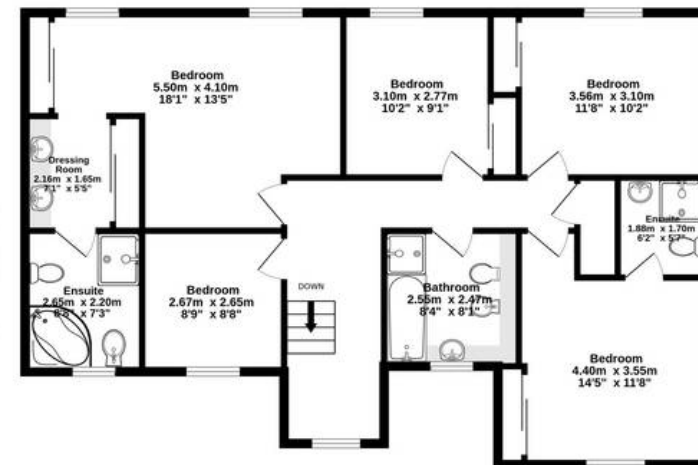
Garage
33.7 sq.m. (363 sq.ft.) approx.



Ground Floor
103.3 sq.m. (1112 sq.ft.) approx.



1st Floor
96.0 sq.m. (1033 sq.ft.) approx.



TOTAL FLOOR AREA : 233.0 sq.m. (2508 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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