

SIMPLY GREEN

Lawn Drive, Chudleigh



Bedrooms: 4 | Bathrooms: 1 | Receptions: 2

- Detached family home in sought after cul-de-sac location
- Lounge to the front of the property
- Kitchen/Dining room
- Conservatory
- Four bedrooms
- Family bathroom
- Integral Garage, ideal for storage with a utility area to the rear.
- Driveway parking
- Well presented landscape garden to the rear
- Ideal family home

Property Type: Detached House

Council Tax Band: D

Situated in a sought-after cul-de-sac location, convenient for the primary school in the popular town of Chudleigh, this detached family home offers spacious and versatile accommodation, ideal for family living. The property benefits from four well-proportioned bedrooms and a conservatory to the rear, providing additional living space and an ideal spot to relax while enjoying views of the garden. The integral garage offers useful storage space and further practicality. Externally, the rear garden provides space for outdoor entertaining, family activities or simply enjoying the warmer months. Conveniently located within the desirable town of Chudleigh, the property presents an excellent opportunity for those seeking a spacious family home in a pleasant residential setting, with a combination of generous accommodation, useful features and a tucked-away cul-de-sac position.

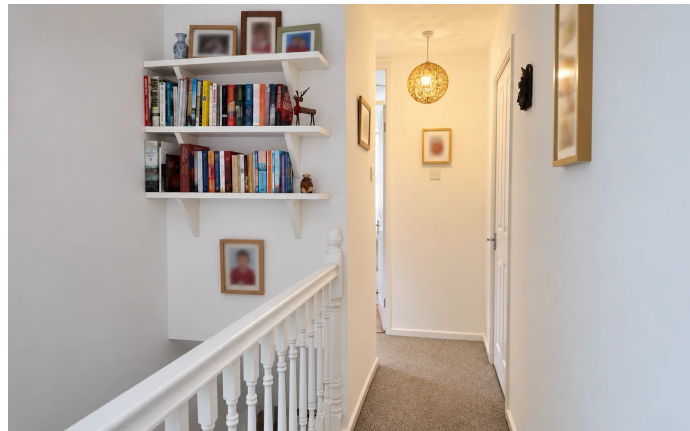
Council Tax Band - D

Services

Mains gas, electricity
Mains drainage and water

Tenure - Freehold







Nestled within a highly sought-after cul-de-sac, convenient for the primary school in the popular town of Chudleigh, this detached family home offers spacious and versatile accommodation, making it an ideal choice for family living.

Accommodation

Upon arrival, a private driveway provides convenient off-road parking and leads to the integral single garage, which offers useful storage space and a practical utility area to the rear.

The welcoming entrance hall provides access to the principal ground-floor accommodation. Positioned at the front of the property, the lounge offers a comfortable and inviting space to relax, featuring a fireplace with a gas fire that creates an attractive focal point and adds warmth and character to the room.

The well-appointed kitchen/dining room with a range of integrated appliances provides a central hub for everyday family life and entertaining, with ample space for preparing meals and dining with family and friends. Patio doors from the Dining area lead through to a delightful conservatory enjoys an abundance of natural light and provides additional living space overlooking the garden. This versatile room offers an ideal setting for relaxation, entertaining or use as a second sitting room, playroom or home office.

The first floor comprises four well-proportioned bedrooms, offering flexible accommodation to suit a variety of needs, including family bedrooms, guest accommodation or home working. A family bathroom completes the first-floor layout.

Outside

Externally, the property benefits from a landscaped rear garden, providing a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. The integral garage, together with the private driveway, further enhances the practicality of this appealing family home.

Location

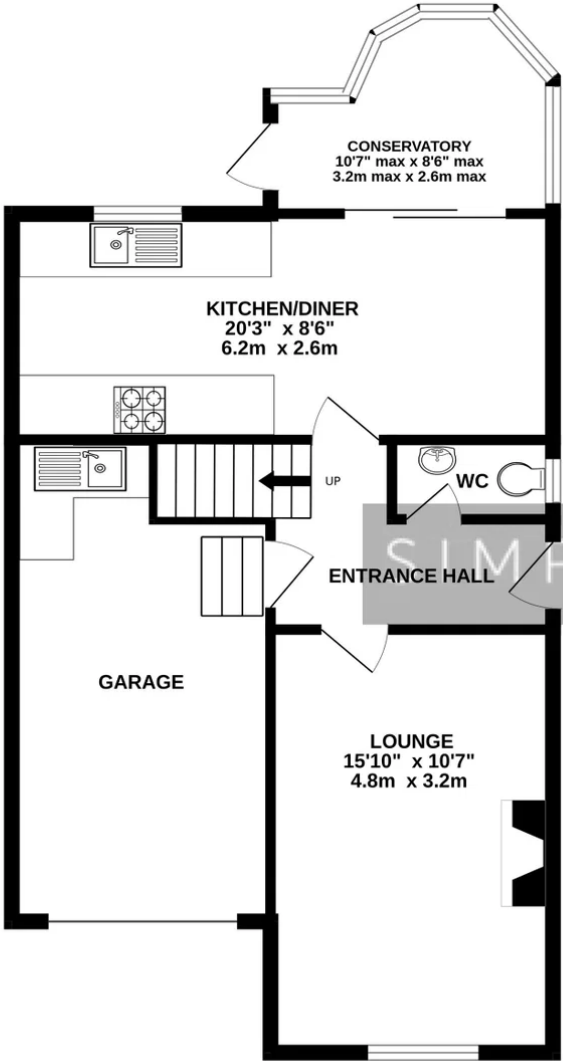
Situated in a peaceful cul-de-sac within the popular town of Chudleigh, the property enjoys a desirable residential setting while remaining conveniently placed for local amenities. Chudleigh offers a range of shops and everyday services, together with a welcoming community atmosphere and transport links providing access to the surrounding area.

Anti-Money Laundering (AML):

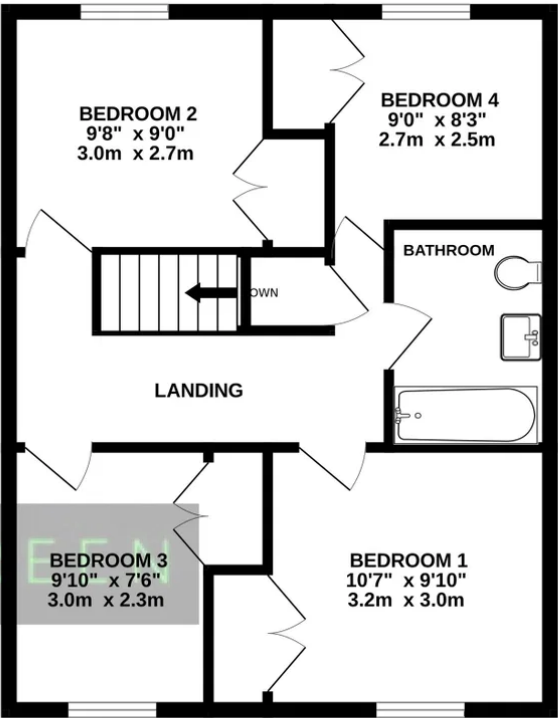
In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.



GROUND FLOOR



1ST FLOOR



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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THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

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