



***Our View*** “Beautifully presented family home in a desirable location close to the town”

This superb four bedroom semi detached property arranged over three levels is presented to a high standard throughout. On the market for the first time in 26 years, it has a garage, driveway and private gardens and is situated in a sought after location in Newton Abbot.

The accommodation comprises the entrance porch which provides access to the main entrance hallway with solid oak flooring and storage beneath the stairs. A door leads into the lounge which features a Gazco gas fire with a marble hearth, inset spotlights and double doors to the conservatory which has tiled flooring, windows overlooking the garden and double doors onto decking. Adjacent to the lounge you have a sitting/dining room which is a versatile space with a feature gas fire, inset spotlights and a double glazed window to the front. Continuing though the hallway you have the bespoke designer kitchen/breakfast room with a range of matching wall and base level units with a stainless steel mixer tap sink and drainer. Built in appliances include a fridge/freezer and dishwasher and there is space for range cooker. A breakfast bar has space for stools beneath and there are inset spotlights, slate flooring and a double glazed window and door to the rear. Completing the ground floor accommodation you have a WC and access to the integral garage which has a metal up and over door and space and plumbing for a washing machine and tumble dryer.

To the first floor you will find a bright and spacious landing leading to three spacious double bedrooms, all

with built in wardrobes and double glazed windows and one featuring a walk in wet room with a shower. Completing the accommodation on this floor is the superb family bathroom with a suite comprising a low level flush WC, feature wash hand basin with storage, free standing bath with centre taps and a corner shower. There are fully tiled walls and flooring and an obscure double glazed window to the front.

From the landing you have access to an airing cupboard and stairs to the second floor where you have a delightful master bedroom suite with two velux windows with views over Newton Abbot and the surrounding countryside, useful storage in the eaves and a door to the en suite/dressing room with a low level flush WC, wash hand basin, tiled flooring and incorporated dressing area.

Externally, to the front you have a sliding electric gate providing access to a driveway with parking for two to three cars enclosed by a well appointed exposed stone wall. To the rear you have a private and enclosed garden with a composite decking area leading out from the property, providing an ideal area for outside dining and entertaining with an integrated bespoke seating area. Steps lower to further decking and useful under house storage.

Knowles Hill Road is situated close to the centre of Newton Abbot which has a wide range of facilities including shops, superstores, schools, hospital and rail station on the Paddington/Plymouth mainline. Road

communications in the area are good with the A38 dual carriageway being approximately three miles away.

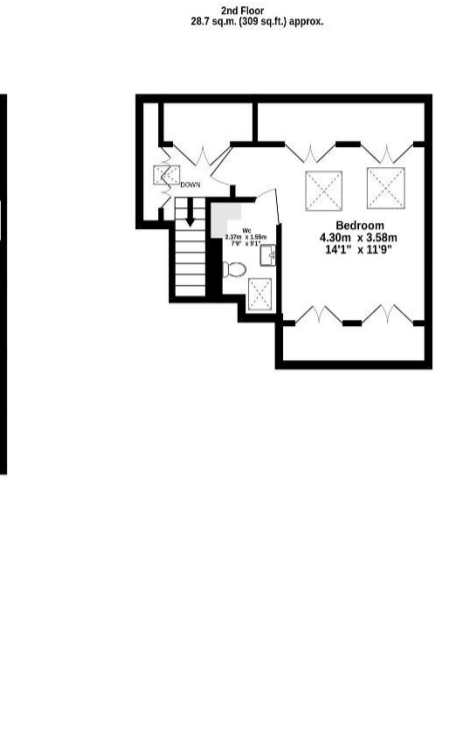
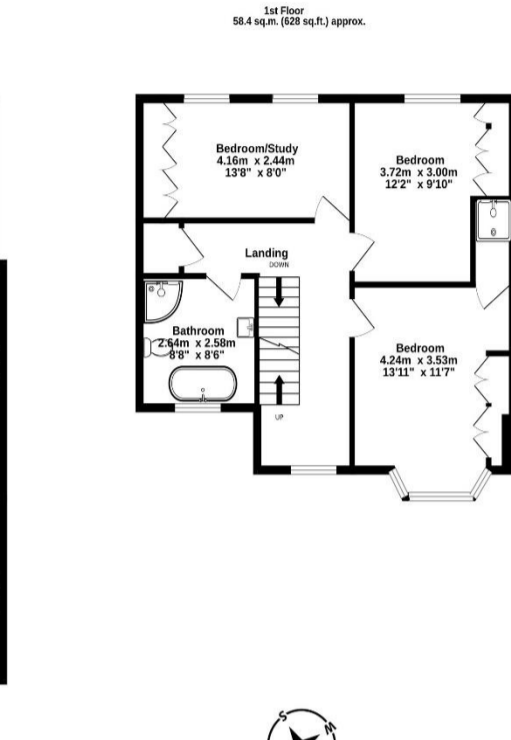
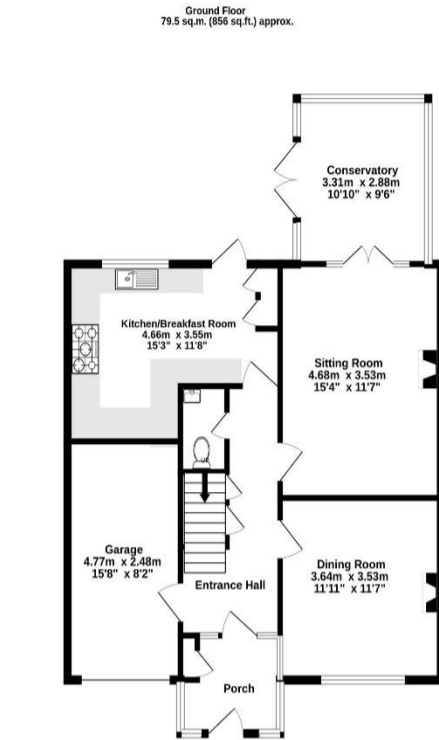
- Entrance porch and hallway
- Lounge
- Conservatory
- Sitting/dining room
- Kitchen/breakfast room
- Downstairs WC
- Second floor master bedroom suite with en suite and dressing area
- Three further double bedrooms (one en suite)
- Family bathroom
- Garage, driveway and enclosed gardens







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		82
B	(81-91)		
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



TOTAL FLOOR AREA : 166.5 sq.m. (1792 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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