



## ***Our View “Spacious property with flexible accomodation”***

A spacious and individual modern four-bedroom property arranged over three levels, featuring off-road parking for two cars, enclosed gardens, and a cul-de-sac location with pleasant far-reaching views.

The accommodation begins with a spacious reception hallway with wood-effect flooring and access to a modern fitted kitchen/dining room. The kitchen offers a matching range of wall and base units with roll-top work surfaces, stainless-steel mixer taps, sink and drainer, built-in oven with gas hob, extraction hood with light above, and space for a washing machine, dishwasher and fridge-freezer. There is a storage cupboard under the stairs, a double-glazed window to the front, and a cupboard housing the combination boiler. From the reception hallway, there is a downstairs WC with a low-level flush WC and pedestal wash hand basin. Opposite the kitchen/diner is a reception room which could also be utilised as a bedroom. This room continues the wood-effect flooring and has double-glazed windows to the front, offering versatile use. Stairs rise from the entrance hallway to the first floor, where the landing provides access to a living room featuring a double-glazed window to the front, enjoying pleasant far-reaching countryside views overlooking surrounding areas

of Newton Abbot. Double doors open onto the garden. Also from the landing is a bathroom comprising a low-level flush WC, pedestal wash hand basin and panelled bath, with part-tiled walls and an obscured double-glazed window to the front. A further room is located on this level which can be used as either a reception room or bedroom, featuring a double-glazed window with front-facing views and double doors providing access to the garden. Stairs rise to the second floor, where the landing has a double-glazed window overlooking the garden and provides access to two further double bedrooms. Both bedrooms feature double-glazed windows to the front, allowing plenty of natural light and pleasant views. Between these bedrooms is a shower room comprising a low-level flush WC, pedestal wash hand basin and a separate mains-fed shower, with part-tiled walls and an obscured double-glazed window to the front. There is also a useful storage cupboard and hatch providing access to the loft space. Externally, the property offers off-road parking to the front for two cars. To the rear is an enclosed and private garden with a large patio running the width of the property, providing an ideal space for outdoor dining and entertaining. An attractive exposed stone wall separates the patio from a level lawn area. Gated access to one side leads via steps back to the front

- Spacious property
- Living room
- Kitchen / dining room
- Four double bedrooms
- Downstairs W.C
- Family bathroom
- Shower room
- Enclosed gardens
- Off road parking for two cars
- Culdesac location

