



Our View “Modern family living at its finest”

A superb, spacious, extended detached 4/5-bedroom family home offering flexible living accommodation, with the added benefits of a one-bedroom self-contained annex, enclosed gardens, driveway, and double garage. The property is positioned on an elevated plot in Kingsteignton, enjoying pleasant views towards the moor.

The accommodation begins with an entrance porch leading into the entrance hallway. The entrance hall features tiled flooring, storage beneath the staircase, and a downstairs WC which includes a low-level flush WC, pedestal wash hand basin, and additional storage. From the hallway there is access to a spacious living room featuring solid wood flooring—this continues throughout much of the ground floor. A double-glazed window to the front enjoys a delightful open outlook across Newton Abbot towards the moor. Feature shelving sits within the recess, and an opening leads to the dining area. This flows through to the superb modern fitted kitchen, continuing with wooden flooring, and offering sliding doors onto the garden. The modern kitchen comprises a range of matching wall and base units with work surfaces, mixer tap, sink and drainer, and an instant-hot-water feature. Built-in appliances include a fridge-freezer, double oven, dishwasher, washing machine, and induction hob with extractor hood. Double-glazed rear windows and inset spotlights provide excellent light, and a feature breakfast bar offers additional storage beneath. Completing the ground floor accommodation is a useful study/bedroom, accessed from the entrance hallway,

with a double-glazed window to the front. Stairs rise to the first-floor landing, where there is access to four bedrooms, all featuring double-glazed windows to the front, rear, or side. Three bedrooms include built-in wardrobes. One large double bedroom benefits from a modern ensuite shower room, including a low-level flush WC, pedestal wash hand basin with storage, main shower, fully tiled walls and flooring, and an obscured rear double-glazed window. Also from the landing is a modern family bathroom suite, comprising a low-flush WC, pedestal wash hand basin, oversized panel bath, fully tiled walls and flooring, and an obscure side double-glazed window. A spacious storage cupboard with shelving is also located on this level. Stairs then continue to the second floor, which features a further spacious double bedroom with integrated storage, two large windows providing abundant natural light, recessed storage, and another modern ensuite shower room with flush WC, pedestal basin, and main fitted shower. Externally, the property offers parking for multiple vehicles in front of the double garage, with a low-maintenance front garden laid with artificial grass and attractive flowerbeds. Steps lead to the front entrance. To the rear is a superb, well-presented garden with a large patio ideal for outdoor dining and entertaining, leading to a level area of artificial lawn. The garden is enclosed, providing privacy, and includes a further resin area creating additional outdoor zones. There is also an enclosed, sheltered area currently housing a hot tub. Side access leads to the double garage, which features an electric door, power, lighting, and houses the recently fitted heating system water tank. The garage is currently used as a gym and offers

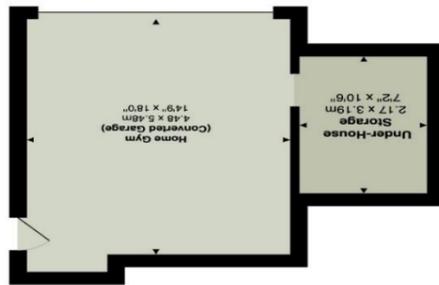
versatile use. One-Bedroom Annex A fantastic addition to the property is the recently converted self-contained one-bedroom annex, accessed from the garden via a few steps into the kitchen-breakfast room. This modern fitted kitchen features wall and base units, mixer tap, sink and drainer, built-in oven with ceramic hob and extractor, built-in fridge and freezer, and tiled flooring. An opening leads to the living area, which enjoys superb far-reaching views through double-glazed front windows. From the kitchen, a door leads to a double bedroom overlooking the garden, with further access to an ensuite shower room comprising a low-flush WC, pedestal wash hand basin, main shower, part-tiled walls, and tiled flooring. This annex offers excellent rental potential or provides flexible family accommodation.

- Superb detached family home
- Spacious living and dining room
- Modern fitted kitchen
- Study
- Five bedroom (two ensuite)
- Family bathroom
- Delightful enclosed gardens
- Self contained one bedroom annex
- Driveway and double garage
- Moorland views

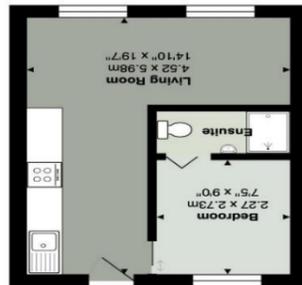




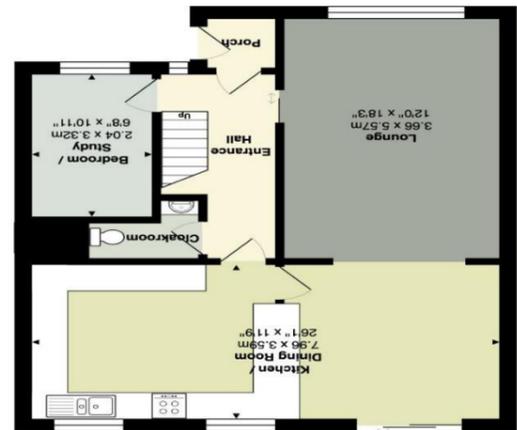
Approx Floor Area: 32.6 m² ... 351 ft²



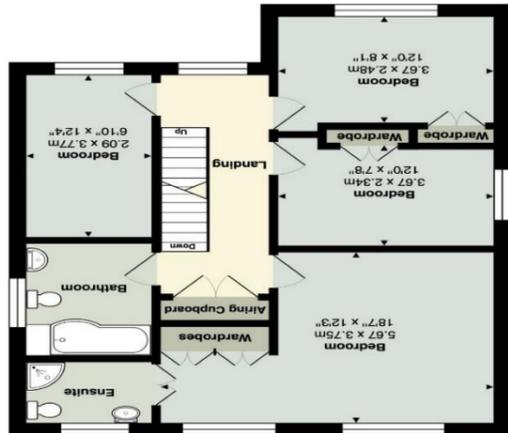
Approx Floor Area: 26.8 m² ... 289 ft²



Approx Floor Area: 69.3 m² ... 746 ft²



Approx Floor Area: 69.5 m² ... 749 ft²



Approx Floor Area: 30.6 m² ... 329 ft²

