



SIMPLY GREEN

78 Barton Drive
Newton Abbot

£400,000

FOUR BED DETACHED.

- ◆DETACHED FAMILY HOME
- ◆4 BEDROOMS
- ◆LOUNGE & DINING ROOM
- ◆BATHROOM & WC
- ◆KITCHEN
- ◆GENEROUS SIZED SOUTH FACING GARDENS
- ◆AMPLE PARKING
- ◆CLOSE TO LOCAL SCHOOLS
- ◆WALKABLE TO TOWN CENTRE
- ◆FREEHOLD/COUNCIL TAX BAND D

A detached house located a short walk from Newton Abbot town centre and local schools and amenities.

The accommodation comprises, 4 bedrooms, lounge and separate dining room, kitchen, bathroom and WC. To the front of the property is parking for multiple vehicles and the rear south facing gardens are of a generous size and are south facing.



A detached house located a short walk from Newton Abbot town centre and local schools and amenities. The accommodation comprises, 4 bedrooms, lounge and separate dining room, kitchen, bathroom and WC. To the front of the property is parking for multiple vehicles and the rear south facing gardens are of a generous size. An internal viewing is highly recommended.

Accommodation

Canopy porch with external lighting and a uPVC obscure double glazed door leading through to the entrance hallway with a staircase rising to the first floor with understairs cupboard area, radiator and door to downstairs WC offering a wash hand basin with tiled splashbacks, WC, radiator and uPVC obscure double glazed window. The accommodation continues from the entrance hallway via a timber framed multi paned glazed door leading through to the kitchen with a uPVC double glazed window to the rear aspect, granite worktops with inset stainless steel 1 & 1/2 bowl sink inset and mixer tap and a range of matching base cupboards, drawers and fitted matching wall cupboards. Integrated appliances include a four ring ceramic hob and extractor hood above and an integrated double electric oven below. There is also plumbing for a dishwasher and a washing machine and an integrated fridge/freezer. A uPVC double glazed door leads to the rear garden. An opening flows through to a separate dining room with uPVC double glazed windows to the front and rear aspect. The Living room is the full length of the property with a uPVC double glazed bay window to the front aspect, dado rail, fitted wall mounted gas fire with an attractive wooden surround and a uPVC double glazed window overlooking the larger than average south facing garden.

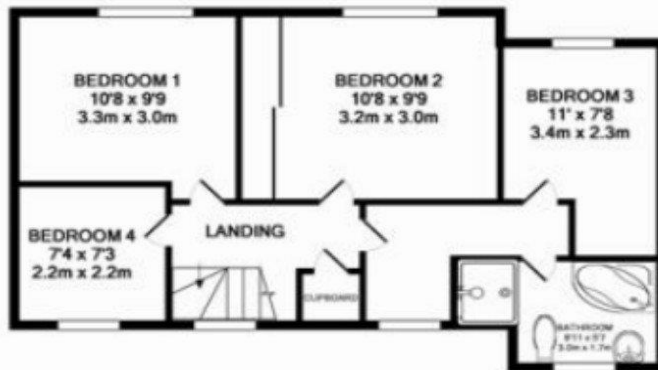
First floor accommodation.

Landing with uPVC double glazed windows to the front aspect, access to the insulated loft space and an airing cupboard with timber slatted shelving. On the first floor, four bedrooms can be found. The master bedroom is double in size offering a uPVC double glazed window overlooking the rear garden and fitted full width wardrobes. Two further double bedrooms with uPVC double glazed windows overlook the rear garden and the fourth bedroom is single in size and is to the front of a property with a uPVC double glazed window. From the landing, a door leads through to a study area with a uPVC double glazed window. The area is perfect for somebody working from home. The accommodation concludes with a family bathroom, offering a uPVC double glazed window, fully tiled walls, corner panelled bath, pedestal wash hand basin, low level WC, wall mounted heated towel rail and a separate shower cubicle.





GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ. FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 497 SQ. FT.
(46.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 1003 SQ. FT. (93.2 SQ.M.)

Outside

To the front of the property is a large expanse of driveway, offering parking for multiple vehicles with external lighting and access to the rear garden via a side timber gate. Rear garden - Paved steps and handrails lead down to a generous expanse of patio. The paved path continues to a further timber shed and paved steps, which lead to a front gate with an outside water tap leading to the front. The paved patio continues to a timber gate with paved steps that lead down to an expanse of timber decked patio area with timber balustrade and further shed with timber steps and timber balustrade leading to a lower level garden area with bordering mature trees. The rear garden faces south and provides good of privacy.

EPC: D

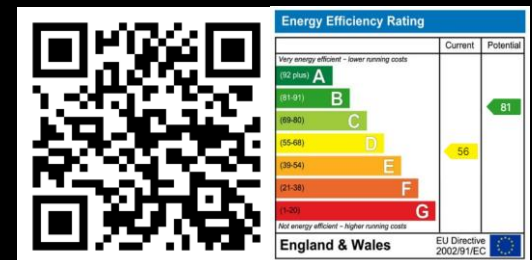
COUNCIL TAX BAND: D

**TENURE:
FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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