



SIMPLY GREEN

Westwood Road,  
Ogwell,  
Newton Abbot

£425,000



A superbly spacious and smartly presented detached house, located in the popular area of Ogwell.

The accommodation is well laid out throughout benefitting 4 bedrooms, living room, separate dining room, kitchen, refitted bathroom & downstairs WC.

There is also a driveway offering parking, a single garage and private gardens.

The property is located in the sought after area of Ogwell, situated in a quiet cul-de-sac.

Ogwell is on the outskirts of Newton Abbot and offers a well regarded primary school, church and public house. The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarkets, primary and secondary schools, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

- Superb Detached Family Home
- 4 Bedrooms
- Living Room & Separate Dining Room
- Kitchen
- Refitted Bathroom & WC
- Driveway and Garage
- Superb Private Rear Gardens
- Close to schools
- Viewing Essential!



## Accommodation

Canopy porch with external lighting with a wood effect uPVC lead patterned obscure double glazed door and side window leading through to the entrance hallway with a staircase rising to the first floor and understairs cupboard, radiator and doors to principal rooms.

The accommodation continues to a separate dining room, which is a generous open space, ideal for entertaining family and friends, or could be a potential home office or playroom. This room benefits a uPVC double glazed window to the front aspect and a radiator. The modern kitchen has a uPVC double glazed window to the front aspect, stainless steel, single drainer 1 & 1/2 bowl sink inset with fitted worktops, part tiled walls and a range of matching base cupboards, drawers and fitted matching wall cupboards with under cupboard lighting. Integrated appliances include a stainless steel four ring gas hob with stainless steel extractor hood above, an integrated stainless steel electric oven below, a fridge/freezer and a dishwasher. There is also tiled flooring, a wooden panelled ceiling with inset spotlights, wall mounted Worcester gas boiler, a radiator and a uPVC obscure double glazed door giving access to the side, front and rear.

The downstairs WC has been recently modernised, providing a uPVC obscure double glazed window, part tiled walls, WC, wash hand basin, tiled flooring and a radiator. The living room is a generous sized room and is found to the rear of the property with a uPVC double glazed window overlooking the attractive rear garden. A fitted open fireplace with an attractive hearth, backing and surround. Wall lights, two radiators and a set of uPVC double glazed sliding patio doors leading to the private rear garden. First floor accommodation Landing with inset spotlights and access to the insulated loft space and an airing cupboard with the factory lagged hot water cylinder and timber slatted shelving above.

Four bedrooms can be found on the first floor. The master bedroom is to the front of the property and is double in size with a uPVC double glazed bay window overlooking the surrounding area. Two fitted double wardrobes and a further fitted cupboard over the stairs with hanging space and fitted shelving. Radiator.

The second bedroom is also doubled in size and to the rear of the property with a uPVC double glazed window overlooking the attractive rear garden, radiator and built in the wardrobes. The third bedroom is also double in size, overlooking the front of the property and the surrounding countryside, offering a UPVC double glazed window, radiator and fitted wardrobe with hanging space and fitted cupboards above. The fourth bedroom is a generously sized bedroom with a uPVC double glazed window overlooking the attractive rear garden, radiator and fitted double wardrobes. The accommodation concludes with a modern family bathroom that has been recently refitted by the current vendor, offering a uPVC double glazed window, fully tiled walls, a deep fill panelled bath with shower over, wash hand basin, WC, wall mounted heated towel rail, fitted mirror fronted, bathroom cabinet with light and inset spotlights.





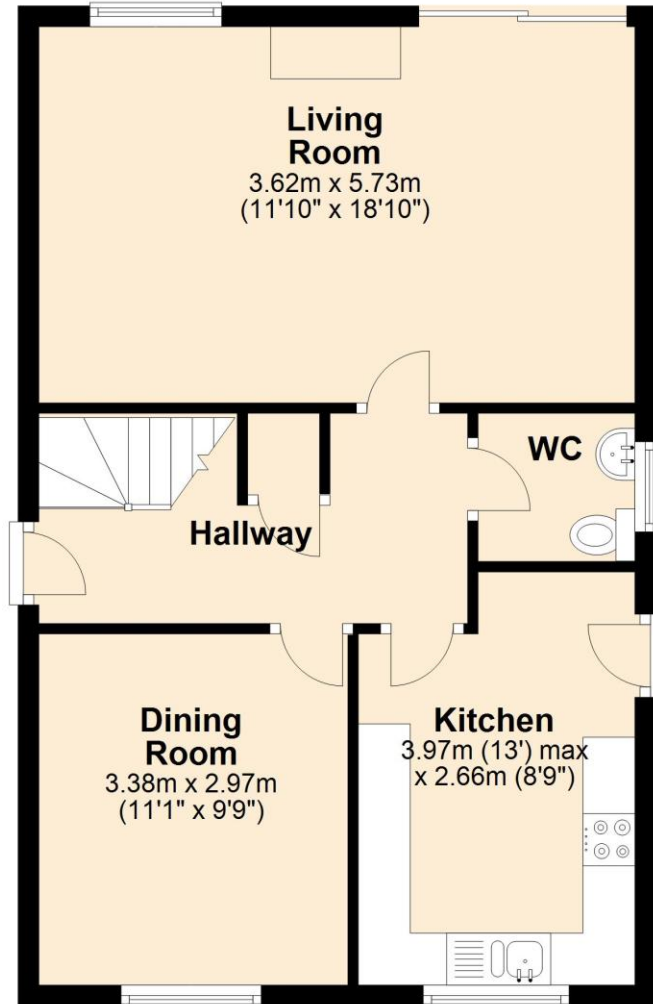




# Floorplan

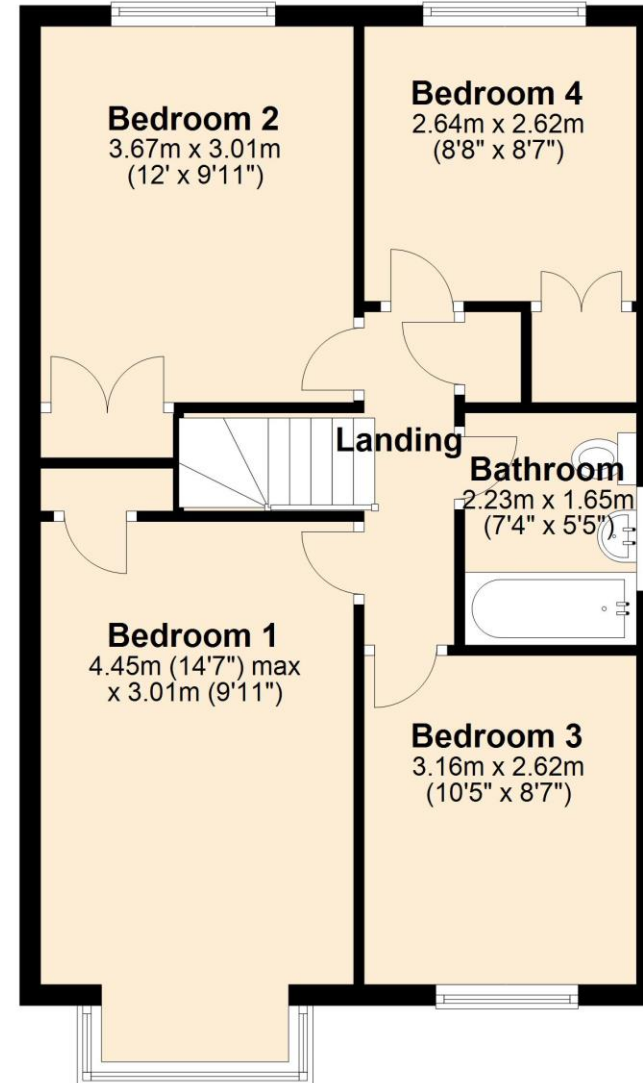
## Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



## First Floor

Approx. 55.0 sq. metres (592.2 sq. feet)



Total area: approx. 107.8 sq. metres (1160.5 sq. feet)





**COUNCIL TAX BAND: D**

**TENURE: Freehold**

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

**01626 798440**  
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Alternatively, you can scan below to view all of the details of this property online.



## **Outside**

To the front of the property is a driveway providing parking and a further additional front parking space with a bordering lawned garden and mature tree, while also incorporating a variety of attractive shrubbery. There is access to the attached single garage with external lighting and access via an up and over door. The rear gardens are a real feature of the property, with the first part being laid to an attractive paved patio area, perfect for entertaining family and friends with external lighting and access to the living room via a set of uPVC double glazed doors. The paved path continues to the side of the property with further access to the kitchen, external lighting and timber gate to the front of the property.

A wooden framed obscure glazed door leads to the attached single garage, which has ample storage space, power points, storage in rafters, up and over door, fitted stainless steel sink with worktops, fitted base cupboards below, plumbing for washing machine and space for tumble dryer.

The rear garden continues from the attractive paved patio area to a generous expanse of lawned garden with bordering timber fencing and a variety of flowerbeds incorporating attractive shrubbery and plants. The vendor has also installed a further patio area capturing the afternoon and evening sun and a wooden summerhouse.

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