

SIMPLY GREEN

School Road
Kingskerswell





Four bedroom Detached House.

- ◆ Detached Four Bedroom House
- ◆ Bathroom & Ensuite
- ◆ Living Room
- ◆ Dining Room
- ◆ Kitchen
- ◆ Breakfast Room
- ◆ Home Office/Study
- ◆ Large Private Rear Garden
- ◆ Double Garage & Oak Cart Shed. Driveway Parking
- ◆ Freehold/Council Tax F



A beautifully presented four double bedroom detached family home.

This individual built detached house is located in the sought after village of Kingskerswell.

The current owner has lived here since it was built in 1989.

It offers spacious, executive accommodation throughout and a stunning large and very private rear garden.

To the front of the property there is a double garage with electrics, an Oak built cart shed and a large driveway with parking for multiple vehicles.

Kingskerswell offers convenient access for both the A380 to Torquay and Exeter. A timetabled bus service operates from Newton Road into Newton Abbot and also into Kingskerswell and Torbay beyond. Kingskerswell offers a wide range of amenities including shops and a small Co-op, a health centre, church, public houses/restaurants and a primary school.

Accommodation

A few steps lead up to an impressive and decorative paved area leading to the equally impressive entrance. A pathway gives access to both sides of the property. Grey glazed composite French doors are located beneath a large storm porch with lights. The French doors open into the grand entrance hallway.

The entrance hallway has light wood effect laminate flooring, a radiator, stairs to the first floor landing, an understairs storage cupboard, a coat and shoe storage cupboard and doors to the living room, breakfast room, home office/study and the downstairs W.C The light wood effect laminate flooring continues through to the spacious living room.

This charming living room has a feature fireplace with a high efficiency remote control gas fire, two stylish white vertical radiators, a large window to the front and wooden bifold doors to the dining room.

The dining room has luxury vinyl flooring which runs throughout the kitchen and breakfast room. Again there is plenty of space here for a table and chairs plus other furniture. It is a bright room with dark grey tri folding aluminium double glazed doors to the rear garden, making this ideal for the summertime.

Walking through to the modern kitchen there is a range of porcelain colour wall units with cashmere colour floor units giving plenty of workspace and storage for all your family needs. Quartz worktops complement the design. Included is a Bosch electric double oven with a combination top oven and a multifunction bottom oven, a five ring gas hob with a designer extractor fan above, a Bosch dishwasher, a Smeg washing machine and an integral stainless steel sink. A large window lets in plenty of natural light with ceiling spotlights for the night times.

Adjacent to the kitchen is an attractive breakfast room styled with the same design as the kitchen. A large island with cashmere coloured cupboards and drawers and quartz worktop gives you plenty of space for the whole family, there is a breakfast bar at one end with two stools included. A row of four floor to ceiling porcelain coloured cupboards include an integrated fridge, an integrated freezer, Boiler cupboard and a storage cupboard. A uPVC door opens out to the side garden. As in the dining room there are dark grey tri folding aluminium double glazed doors to the rear garden, great for entertaining. At the front of the property is a useful home office/study or maybe a playroom depending on your needs.

The downstairs WC has laminate flooring with tiled walls, a low level W.C a glass designer pedestal basin, a towel radiator and an obscure window.

Next to the W.C is a coat and shoe storage cupboard.

First Floor accommodation

Carpeted stairs rise to the first floor galleried landing. This imposing landing has a radiator for warmth and doors to the bedrooms, bathroom and airing cupboard. There is a window on the half landing offering light to both floors and a second window on the galleried landing.

The principal bedroom is a generous double room with a radiator, wood effect laminate flooring, a large window overlooking the views to the rear and an ensuite. The ensuite shower room has a tiled floor and tiled walls. It comprises; corner shower, low level W.C. designer vanity hand basin with storage, towel radiator and an obscure window.

Bedroom two is a large carpeted double with large wardrobes, a radiator and a window to the rear with views.

Bedroom three is also a large carpeted double with a radiator. It has a built in wardrobe, a fixed to the wall wardrobe and a window to the front.

Bedroom four is the smallest room but again a carpeted double with a radiator and a window to the front.

The family bathroom has a tiled floor and fully tiled walls. A champagne suite comprises; bath, pedestal basin, low level W.C Bidet, separate enclosed shower with glass doors, spotlights, extractor fan and an obscure window.



Outside

Attractive metal gates open onto the tarmac driveway with parking for numerous vehicles. A large double garage with electrics provides two more parking spaces and a recently built Oak Cart Shed offers a further two spaces.

The front garden is planted with an array of established plants, bushes and small trees and opposite this are raised borders again with established plants and shrubs. Four steps lead up to a paved area to the front door with pathways either side of the house leading to wooden gates to the rear.

The enclosed SSW facing rear garden is magnificent. Not only is the garden large and ideal for a family, it offers complete privacy as well. There is a ready made chicken house and run waiting for the new owners to add some chickens and enjoy the eggs they lay.

The garden has been beautifully landscaped with different areas. On one side is a lawn with an octagonal greenhouse, a wild garden next to the chicken house and a side garden leading to the front of the property. A wide block paved pathway leads to the back of the garden and a lovely area to sit and relax.

The other side of this is pebbled area with bushes surrounding a small pond, a second and larger lawn is surrounded by hedges and has a herb garden, a breeze house (wooden thatched summer house) giving you somewhere to keep cool on the sunnier days, a storage shed for your garden furniture and equipment and a good size area of decking, ideal for outside entertaining.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions

From Newton Abbot, head to the Penn Inn roundabout and take the A380 to Torquay exit. After just over two miles take the Kingskerswell and take the third exit onto Aller Road. At the next roundabout take the second exit onto Old Newton Road and follow this until the road forks. Take the left fork onto Church End Road and take the next left onto Dobbin Arch. Follow the road to the T junction and turn right. The property can be found on the right hand side close to the turning.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

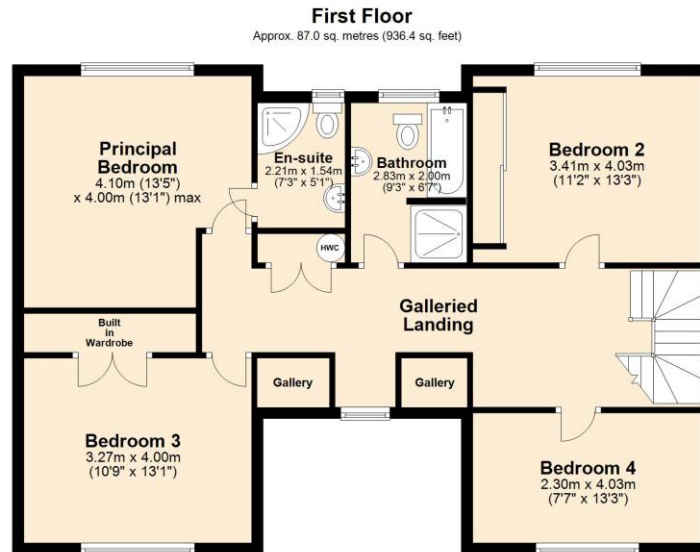
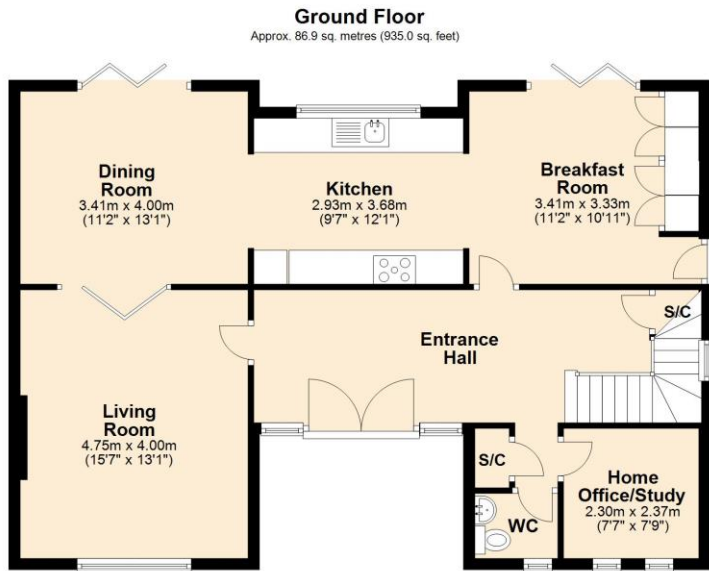
Local Authority

Teignbridge District Council.

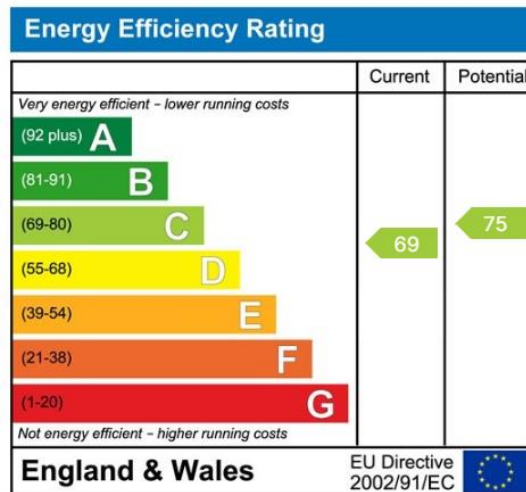








Total area: approx. 173.9 sq. metres (1871.4 sq. feet)



EPC: C

COUNCIL TAX BAND: F

**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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