



SIMPLY GREEN

Clifford Avenue,
Kingsteignton

A superbly presented, modernised and extended property located within Kingsteignton and within walking distance to the local schools and amenities. The property has been lovingly modernised and extended by the current vendors to create a spacious family home.

A real feature of the property is the open-plan kitchen/diner/family room. This area is the perfect place to entertain friends and family and friends with a range of fitted kitchen appliances and patio doors leading onto the rear garden. Further accommodation comprises, a living room, four bedrooms and two bathrooms.

To the front of the property, is a brick paved driveway providing ample parking to the front & side, a single garage and a rear level garden. Clifford Avenue is situated on a level plot and close to all the amenities Kingsteignton has to offer. A real highlight is that it is within walking distance to the newly opened Kingsteignton Primary School. Kingsteignton offers convenient access for both the A380 to Torquay and Exeter, as well as being a short distance to the town of Newton Abbot.

Kingsteignton offers a wide range of amenities including shops and a Tesco, a health centre, church, public houses/restaurants, three primary schools and a secondary school.

Accommodation

A composite obscure glazed door leads through to the entrance hallway, with a staircase rising to the first floor and doors to principal rooms. The ground floor accommodation comprises a generous sized living room with full width uPVC double glazed window to the front aspect, a fitted electric fire and recessed area for a large LCD TV and wall mounted contemporary radiator.

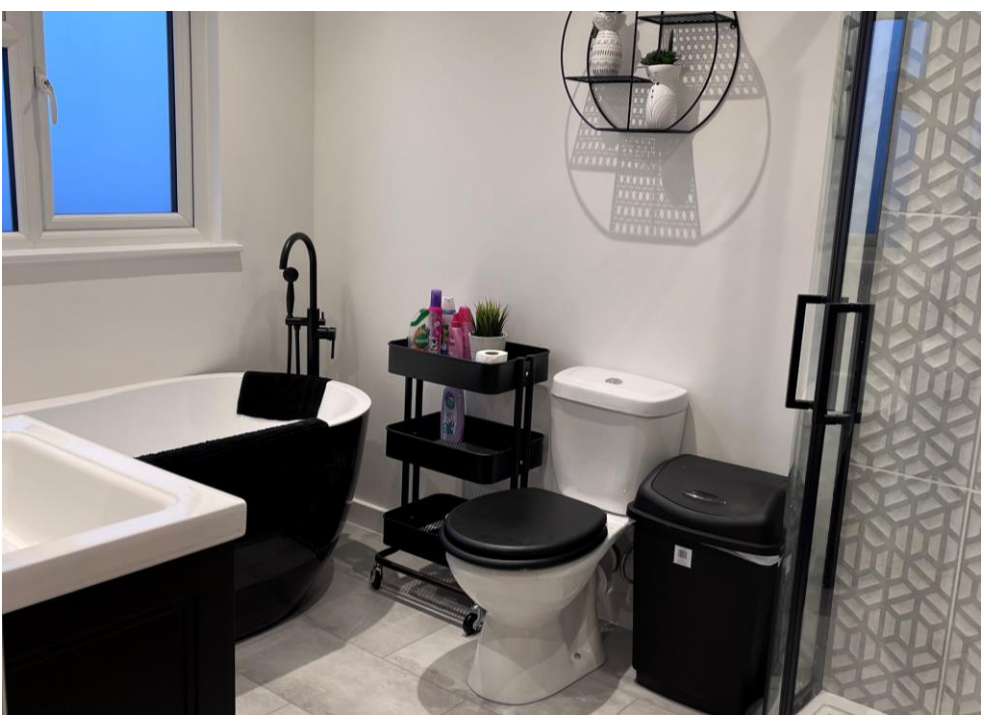
The accommodation continues to a ground floor double bedroom with twin aspect uPVC double glazed windows. A refitted modern shower room with an obscure double glazed window, part tiled walls, tiled shower cubicle, WC, vanity unit with wash hand basin and fitted cupboards below, tile effect flooring, wall mounted heated towel, inset spotlights and an extractor fan. From the entrance hallway, it flows through to an extended kitchen/diner and family area which the vendors have lovingly extended and modernised to create a quite superb area to entertain family and friends. There are uPVC double glazed windows, a glazed ceiling light and a set of uPVC double glazed French patio doors and side windows leading to the rear garden.

The kitchen offers a stainless steel sink and an instant boiling hot water tap with quartz worktops and a range of modern matching fitted base cupboards, drawers and fitting matching wall cupboards with quartz splashbacks and under cupboard lighting. Integrated appliances include a wine chiller, a down draft induction hob, a stainless steel double electric oven, a dishwasher, a full length fridge, double freezer and a washing machine and a separate heat pumped tumble dryer.

The vendor has also installed a large breakfast bar with a quartz worktop and space for stools with pendant lighting and inset spotlights. The family area is the perfect place to relax and has an under stairs cupboard. Inset spotlights flow through this room and the dining area provides enough space to entertain.

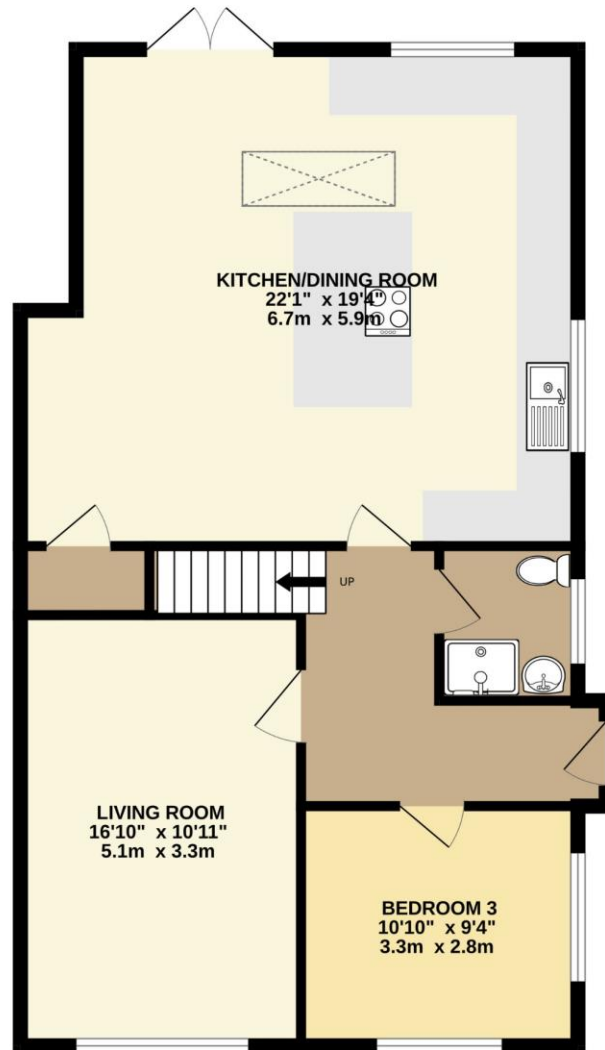
From the entrance hallway, A staircase rises to the first floor with a landing and inset spotlights and doors to principal bedrooms. The master bedroom is found to the front of the property and is a larger than average double room with a uPVC double glazed window to the front aspect. The second bedroom is also double in size and found to the front of the property with a uPVC double glazed window and access to the insulated loft space. The third bedroom is a generously sized single bedroom with a uPVC double glazed window overlooking the attractive garden. The accommodation concludes with a refitted modern family bathroom, providing a uPVC obscure double glazed window, a tiled shower cubicle and a separate oval deep fill bath with mixer tap, vanity unit with wash hand basin and cupboards below, WC, Tile effect flooring, inset spotlights and an extractor fan.



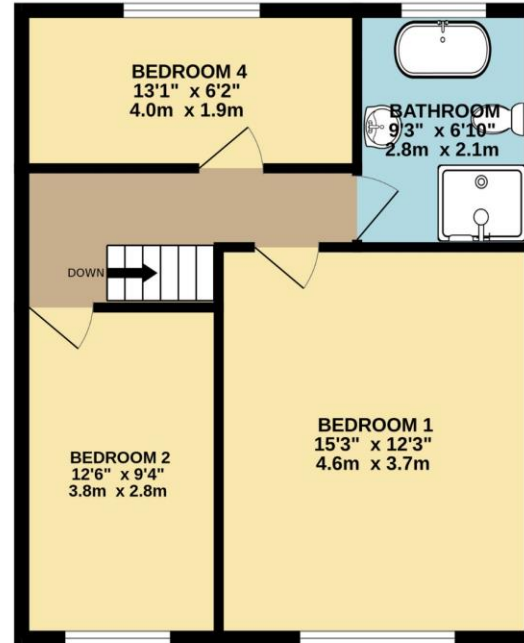




GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



TENURE: Freehold
COUNCIL TAX BAND C

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

01626 798440



Outside

To the front of the property is a large full width brick paved driveway, providing parking for multiple vehicles with bordering timber fence and railway sleeper bordering flowerbeds. The brick paved driveway continues to the side of the property offering further parking with an electric vehicle charging point and external power point. A timber gate leads to the side and rear of the property.

The rear garden is boarded by timber fencing and is laid to a lawn and patio appearance. The current vendors have installed a wooden decked patio and access to the kitchen/diner and family room can be obtained via a set of uPVC double glazed French patio doors. A tarmac driveway can be found to the side of the property with outside tap and access to the front via a side timber gate. The side area continues to a detached single garage with an external power point. There is also a timber shed.

Viewings are highly recommended to appreciate the location and the potential this property offers.

88 Queen Street
Newton Abbot
Devon
TQ12 2ET