

SIMPLY GREEN

Woodpecker Drive,  
Kingsteignton



A superbly presented detached family home.

The Oxford Lifestyle is part of the Heritage collection built by Redrow.

This impressive family home offers spacious accommodation throughout with a large living room, open plan kitchen/diner, downstairs W.C, utility room, three double bedrooms with 3 en-suites, and a family bathroom. Outside there is a driveway offering parking and a single garage. The enclosed garden is level with a useful patio area.

This is the first Oxford Lifestyle of its design to be re-sold.

Woodpecker Drive is part of the popular Redrow development, 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 of 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.

### **Accommodation**

Canopy porch with external lighting and an obscure double glazed door leading through to the entrance hallway with a staircase rising to the first floor and a built-in understairs cupboard.

The accommodation continues to a generously sized living room with a feature uPVC double glazed bay window to the front aspect. From the entrance hallway, a door leads through to a generous sized kitchen/diner benefitting a uPVC double glazed window to the rear aspect, a single drainer one and a half bowl sink inset with granite worktops and splashbacks and a range of modern matching high gloss base cupboards, drawers and fitted matching wall cupboards with under cupboard lighting. Integrated appliances include a Siemens induction hob with a fitted stainless steel extractor hood above and an integrated Siemens double electric oven and a dishwasher. The dining area has enough space to entertain family and friends and a set of uPVC double glazed patio doors and side windows lead to the rear garden. Further features include inset spotlights.

From the kitchen/diner, a door goes through to a utility room with a stainless steel fitted sink, granite worktops, modern matching high gloss base cupboard. There are two spaces and for a washing machine and a tumble dryer. There is also an extractor fan and inset spotlights and an obscure double glazed door leads to the rear garden. A separate door flows through the downstairs cloakroom/WC with a uPVC double glazed window, wash hand basin with tiled splashback and a wall mounted mirror.

### **First floor accommodation**

Landing with access to the insulated lost space, built in airing cupboard with the pressurised water cylinder and timber slatted shelving. There is also a further built-in cupboard storage. Three double bedrooms can be found on the first floor. The master bedroom is a real feature of the property with a uPVC double glazed bay window to the front aspect. An opening from the master bedroom flows through to a dressing area with full width built-in wardrobes on both sides, offering hanging space and fitted shelving with inset spotlights.

From the dressing area, it continues to a modern en-suite bathroom, benefitting a uPVC obscured double glazed window, a full width tiled shower cubicle with rainforest style shower, a wash hand basin, WC and panelled bath. There are also inset spotlights and a shaver point.

The second bedroom is found to the rear of the property with a uPVC double glazed window overlooking the garden. A door leads through to a further en-suite shower room providing a uPVC obscure double glazed window, a double width shower cubicle, WC, wash hand basin with fitted mirror, shaver point and heated towel rail.

The third double bedroom is to the front of the property with a uPVC double window and a door through to an en-suite shower room, providing a uPVC obscure double glazed window, a tiled shower cubicle, wash hand basin, inset spotlights, extractor fan, wall mounted heated towel, fitted mirror and a shaver point.









TENURE: Freehold  
COUNCIL TAX BAND E

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Outside

To the front of the property is a double width driveway providing parking with a bordering attractive garden incorporating plants and shrubbery. There is also external lighting and access to the integral single garage via an up and over door with power points, lighting and a wall mounted gas boiler. A paved side path leads to a timber gate, providing access to the rear garden. The rear garden is bordered by timber fencing. It is firstly laid to a paved patio appearance, perfect for family and friends, with external lighting and access to the kitchen/diner via a set of uPVC double glazed French patio doors. A further obscure double glazed door goes into the utility room and a paved side path with timber gate to the front. The rear garden has been attractively landscaped by the vendors with it incorporating different areas throughout the rear garden. There is a stone chipped area and a plum coloured slate chipped area and a lawned garden. The current vendors have installed a feature pond with a water feature and bordering rockery and a wooden Pergola and a paved patio area below.

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