



SIMPLY GREEN

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Camomile Way

Newton Abbot  
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## 4 BEDROOM DETACHED

- ◆ 4 BEDROOM DETACHED HOME
- ◆ BUILT AS PART OF THE PRESTIGIOUS REDROW DEVELOPMENT
- ◆ STUNNING KITCHEN/DINING ROOM
- ◆ UTILITY ROOM
- ◆ LOUNGE & FURTHER SNUG/HOME OFFICE
- ◆ LOW MAINTENANCE REAR GARDENS
- ◆ MASTER ENSUITE
- ◆ GARAGE AND DRIVEWAY
- ◆ SPACIOUS CORNER PLOT
- ◆ TENURE - FREEHOLD. COUNCIL TAX BAND E. EPC B

Situated in a highly sought after area, within a spacious corner plot, this beautifully presented family home was built in 2016 as part of a prestigious Redrow Development. Boasting a wealth of living space with a lounge & separate snug/office as well as a bright open plan kitchen/dining room offering a fantastic entertaining space with breakfast bar, dining space and further seating snug. Further accommodation comprises of a separate Utility Room and Ground Floor WC. With 4 well proportioned bedrooms to the first floor, complete with a Master Ensuite & separate family bathroom. Outside, a low maintenance rear garden can be found, with a southerly aspect offering further seating area & access into the garage with further off road parking to the front. Viewing comes highly recommended to appreciate the accommodation on offer.





## Accommodation

UPVC door opens into entrance hallway, wall doors to all rooms and stairs rising to the first floor. Smoke Alarm, central heating radiator, thermostat and power points. Under stair storage and media cupboard with power points with porcelain tiles to flooring. To the lounge there is Herringbone LVT flooring, with dual aspect double glazed windows to the front and side, with wooden shutters. A range of power and media points, thermostat and underfloor heating. Door leading to Snug/Office space, with double glazed window to the side, with wooden shutters. A range of power points and Herringbone LVT Flooring throughout with underfloor heating. Ground Floor WC, with tiling to floor, low level WC, wash hand basin and mixer tap and tiling to splashback. Central heating radiator, extractor fan and spotlights to ceiling.

To the Kitchen/Dining Room there is a stunning, bright and spacious entertaining space, tastefully finished to a high level throughout. With porcelain tiling to flooring throughout, dual aspect double glazing to the front & rear gardens with wooden shutters. Central heating radiators and a range of power and media points, with spotlights to ceiling. UPVC sliding doors opening into rear gardens & Velux windows over head flooding this contemporary room with natural light.

The Kitchen space is made up of a range of wall and base units with Scandinavian style soft close storage drawers and cupboards with granite worktops, inset sink and mixer tap with Herringbone tiling to splashback. Integrated dishwasher, double oven, gas hob and extractor fan over, complete with integrated wine chiller by the island.

With further pantry storage cupboard and UPVC door opening into side porch by the garage & parking.

Door opening into Utility room with UPVC double glazed window to the side, further base units with work surfaces & plumbing for washing machine & tumble dryer. Sink with mixer tap, thermostat, extractor fan, inset spotlights & cupboard housing the boiler. Consumer unit mounted to wall & a range of power points.

## First Floor Accommodation

To the first floor landing, there is a feature double glazed window to the front, access to the loft, and airing cupboard housing water cylinder, smoke alarm, central heating radiator and power points.

Doors leading to

Bedrooms one comprising of UPVC Double Glazed Window to the side, fitted wardrobe storage sliding doors with a range of hanging rail and shelving storage. Power and media points, central heating radiator and door opening into ensuite.

Modern ensuite, complete with a Low Level WC, wash hand baser with mixer tap and tiling to splashback, with shaver point. Walk in shower with glass surround and tiling to full height. Chrome central heating towel rail, tiling to flooring, extractor fan and inset spotlights to ceiling. UPVC obscure glass window to the side.

With a further 3 good sized bedrooms complete with double glazed windows with wooden shutters, central heating radiators and power points.

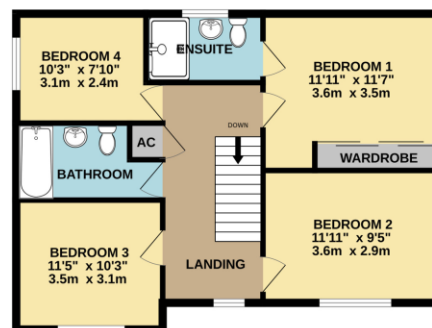
Family Bathroom suite comprising of a three piece suite, including a panelled bath with shower over and glass sliding panel, with tiling to surround. Low level WC, wash hand basin with mixer tap. Vanity mirror over with shaver point. Extractor fan, inset spotlights to ceiling, tiling to floors and chrome central heating towel rail.



GROUND FLOOR



1ST FLOOR



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.  
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## Outside

To the rear of the property, the southerly facing gardens are accessible through a side gate or the French Doors off of the Kitchen, opening onto an expanse of AstroTurf lawn, with sleepers making up bordering raised beds with a range of mature shrubs and bushes. Steps leading onto a composite decked seating area. Door opening into the garage, outside tap and light. To the front of the property, the corner plot is bordered by a range of mature shrubs and bushes, with a side access gate to the rear and pathway to the front door. Further wrap around gardens lead to off road parking, garage and bin store. The garage is made up of power points and light, and currently utilised as a spacious home gym, with boarded ceiling giving storage overhead.

**EPC: B**

**COUNCIL TAX BAND: E**

**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.



88 Queen Street  
Newton Abbot  
Devon  
TQ12 2ET