

SIMPLY GREEN

Highweek Village,
Newton Abbot



Offered to the market with no onward chain is this substantial detached four double-bedroom family home with a conservatory, a study, a garage and ample driveway parking, in the sought-after village of Highweek with easy access to the market town of Newton Abbot.

The property is situated on the outskirts of Newton Abbot, in the village of Highweek, offering delightful far-reaching countryside views from an elevated position. The property is located near a well-regarded primary school and two secondary schools, church, countryside walks and a bus stop.

The market town of Newton Abbot is less than 2 miles away and offers a wide range of amenities including shops, supermarkets, 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, as well as the A38 for Plymouth and Cornwall.

A tarmac driveway provides parking for three cars in front of the garage beside a manicured front garden with a neat lawn bordered by beds well-stocked with all kinds of shrubs and plants leading to the sheltered entrance. Inside, it is well-presented with light and neutral decor throughout and feels warm with gas central heating and double glazing.

The entrance hallway has solid-wood flooring and a convenient ground floor shower room containing a shower, a hidden-cistern WC and an inset basin with a wall mirror. A study to the side, is perfect for those working from home and would also make a great fifth double-bedroom, ideal for an elderly relative.

A door off the hallway leads into the vast kitchen/dining room which has a modern kitchen with plenty of solid-oak worktop space with tiled splashbacks and a cream fitted kitchen, in a country-kitchen style, providing ample cupboard space, complete with under-cabinet LED feature lighting. Well-equipped too, it has a range of integrated Neff appliances including an aqua-assist oven, a microwave combination oven and an induction hob, together with a Bosch dishwasher and a wide, twin-drawer fridge beneath the worktop. The dining area has plenty of space for six or eight around a table, perfect for any occasion, with sliding patio doors that extend the inside space outside onto the terrace.

The living room is generously proportioned with an abundance of light from a window to the side and bifold doors leading into the sunny conservatory. A fireplace with a granite hearth, is fitted with a contemporary multi-fuel stove making a wonderful feature and focal point for the room.

A door at the side of the kitchen leads into a passageway along the side of the property, which has a tiled floor and natural light from three light-tubes in the ceiling. A door leads into the side of the garage, which has lights and power and an up and over door, and the passageway continues down a couple of steps to a utility room which has worktops and fitted units in a galley-style layout, a stainless-steel sink and plumbing beneath the worktop for a washing machine and a tumble drier. The passageway also has doors to the driveway and rear garden, hanging space for coats, storage space for shoes and a wall-mounted condensing combi-boiler which was installed 12 months ago provides the central heating and hot water on demand.

Upstairs, the master bedroom is a light and airy double with a wide window providing fabulous views over the town rooftops to the rolling countryside beyond to Dartmoor in the distance. There are a couple of built-in wardrobes, providing an abundance of clothes storage and an en suite shower room has an oak-effect vinyl floor, containing a panelled shower, a hidden-cistern WC with integrated storage and a vanity unit with a wall mirror, an inset basin and storage for toiletries beneath. There are three further bedrooms, all light and airy doubles, one having a built-in wardrobe and an en suite shower room containing a shower, integrated storage with an inset basin, a hidden-cistern WC and an illuminated wall mirror. The family bathroom has a durable vinyl floor and part-tiled walls, containing a bath, separate shower and a vanity unit with a storage basin and a hidden-cistern WC. A hatch in the landing ceiling provides access to loft space where there is plenty of additional storage and mirrored tiling to opposite ends of the landing makes a nice feature and gives an added feeling of space.

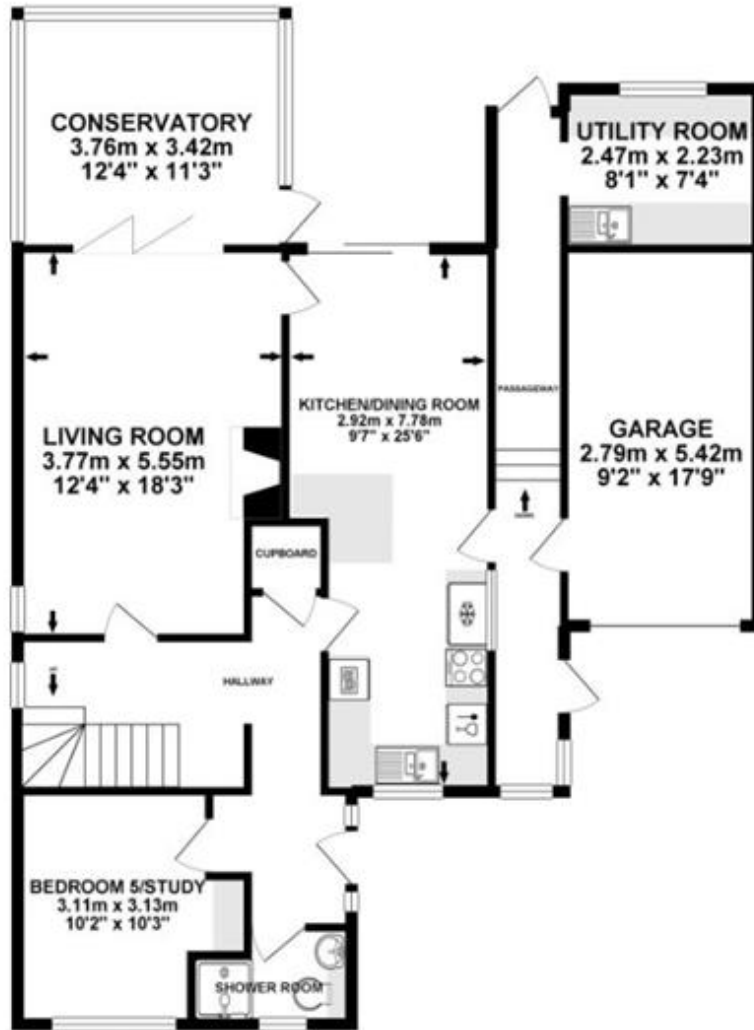






Floorplan

GROUND FLOOR 113.78 sq. m.
(1224.67 sq. ft.)



1ST FLOOR 69.12 sq. m.
(744.00 sq. ft.)



TOTAL FLOOR AREA: 182.90 sq. m. (1968.67 sq. ft.) 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.
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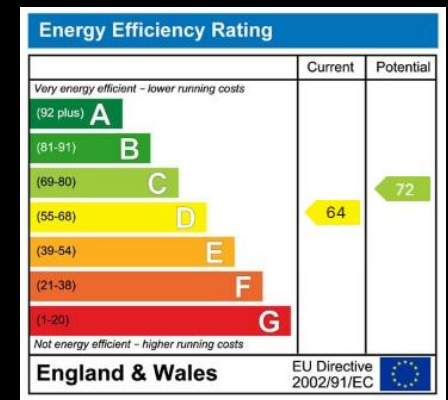


**TENURE: Freehold hold
COUNCIL TAX BAND ?**

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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

Outside

The rear garden is beautifully maintained, a manageable size and faces due-South, enjoying long hours of summer sunshine. There is a raised terrace of timber decking, with a wooden balustrade. A fabulous, private space for alfresco dining or sharing a bottle of wine with friends and family and a remote-controlled retractable awning provides welcome shade.

Steps lead down to a manicured lawn bordered by rock-edged beds well-stocked with all kinds of shrubs, plants and flowers. A timber summerhouse has a block paved terrace in front, making a fabulous vantage point from where to enjoy the tranquil surroundings. There is a rainwater harvesting system and an outside tap for watering and splash-proof power sockets at the front and rear of the property, for convenience. There is a handy storage area beneath the conservatory and a gravel path leads along the side of the property, where there is a garden store and a gate to the front providing alternative access, beside a useful bin storage area.