

SIMPLY GREEN

Larkspur Drive,  
Newton Abbot





A beautiful three bedroom detached family home, offering a converted garage with storage and home office facilities and landscaped Gardens.

An internal viewing is an absolute must.

The property is situated on the outskirts of Newton Abbot and is located near a well regarded primary school and two secondary schools, church, countryside walks, a Co-Op local shop 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.

### **Accommodation**

External lighting with an obscure double glazed door leading through to the entrance hallway with a staircase rising to the first floor and understairs cupboard.

The accommodation continues from the entrance hallway to a downstairs Cloakroom/WC with a uPVC double glazed window, pedestal wash hand basin with tiled splashbacks, low level WC and a radiator. The living room is a generously sized room that is the full depth of the property providing a uPVC double glazed window to the front aspect and a set of uPVC double glazed French patio doors leading to the attractive rear garden. The current vendors have also installed a wood burner with an attractive hearth and a fitted bar area.

The kitchen/diner has a uPVC double window, a single drainer, a single bowl sink inset with worktops and part tiled walls with a range of recently refitted base cupboards, drawers and fitted matching wall cupboards. Intergraded appliances include a five ring gas hob with an extractor hood above, a double electric oven, a dishwasher, a washing machine and a tumble dryer.

There is also a tiled floor and enough space for a table and chairs to entertain family and friends. A set of uPVC double glazed French patio doors lead out to the rear garden.

### **First floor accommodation**

Landing with a uPVC double glazed window to the rear aspect, access to the insulated loft space and an airing cupboard with fitted shelving. On the first floor, three bedrooms can be found. The master bedroom is a good sized double room with a uPVC double glazed window to the rear aspect with far reaching views across the surrounding fields and Dartmoor in the distance. A door leads through to a modern ensuite shower room with a uPVC double glazed window, a tiled shower cubicle, WC, wash hand basin, mirror fronted bathroom cabinets, heated towel rail, and an extractor fan.

The second bedroom is double in size and found to the front of the property with a uPVC double glazed window and the third bedroom is a generously sized single room with a uPVC double glazed window to the rear and built-in double wardrobes with hanging space and fitted shelving. The accommodation concludes with a modern family bathroom with a uPVC double glazed window, pannelled bath, part tiled walls, WC, a wash hand basin with cupboards below, a radiator, a shaver point and an extractor fan







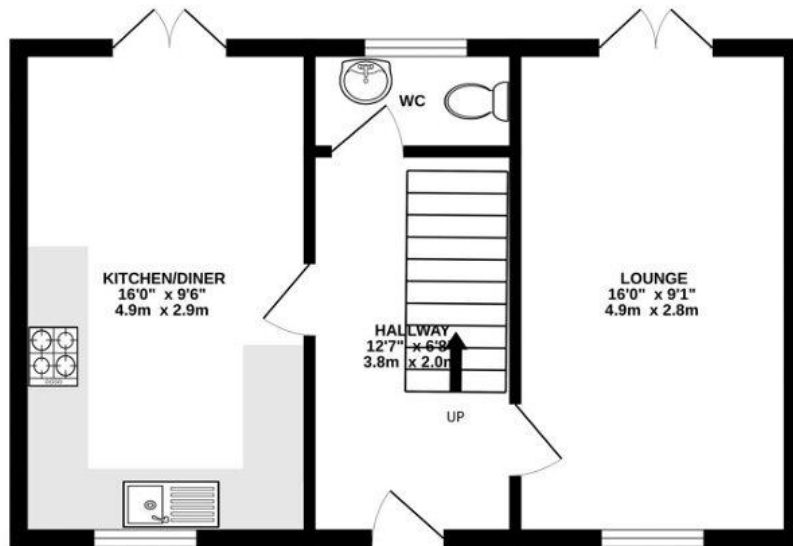




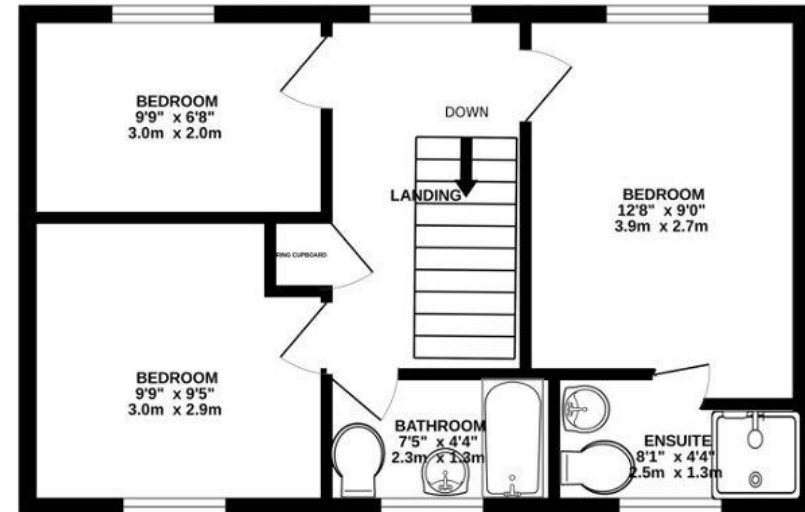


# Floorplan

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 front of the property is an attractive slate chipped garden area with bordering low hedging. Access to the rear garden via a side timber gate.

To the rear of the property is a driveway providing parking for one vehicle with access to the single garage via an up and over door and there is also an electric car charging point. Rear gardens. The first part of the garden is laid to a level wooden decked patio area with a bordering balustrade and is the ideal area to entertain family and friends with access to the front garden via a side timber gate. There is also access to the living room and the kitchen/diner via two separate uPVC double glazed French patio doors with external lighting and external power point. Timber decked steps lead down to a covered hot tub area which incorporates a sunken hot tub and forms part of the sale with wood store and wooden seating and external lighting. The garden continues to further timber decked areas with bordering stone walling, timber fencing and stone chipped bedded areas. An obscure double glazed door leads through to the single garage that is currently divided into two separate areas providing a workshop with fitted lights and power. The garage could easily be converted back to a single garage or provides of variety of uses for the future homeowner.

## Directions

From the Newton Abbot, proceed on Highweek Street to the first roundabout. Take a left into Ashburton Road. Proceed approximately 1.5 miles. Turn left onto Meadow Rise. Continue on the road, turning right onto Thistle Close. Continue for some distance, turning left onto Larkspur Drive and continuing down the hill, where the property will be found on your left hand side.

## Services

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

## Local Authority

Teignbridge District Council

## Council Tax

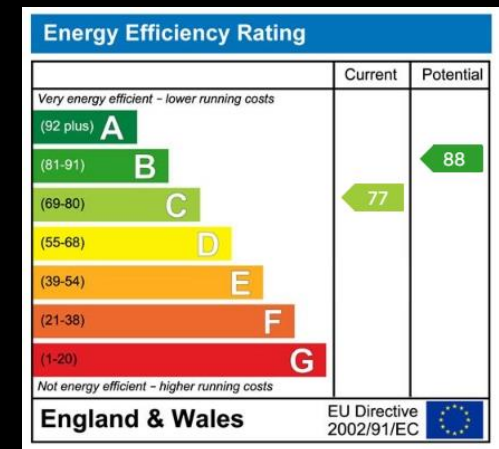
Currently Band

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

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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