



SIMPLY GREEN

Wolborough Gardens,
Newton Abbot

Offered to the market with no onward chain to the market is this fabulous, detached, modern bungalow with three bedrooms, a master ensuite, a sunroom, and conservatory an enclosed rear garden, an integral garage, and parking, in a quiet cul-de-sac location in the popular market town of Newton Abbot.

A carpeted sunroom is used as the main entrance to the property and makes a lovely space for enjoying the peaceful surroundings. Inside, it is beautifully presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing.

A modern kitchen has beautiful, dark resin worktops with striking yellow glass splashbacks and a range of contrasting gloss-cream fitted base, drawer and wall units providing ample cupboard space. It doesn't just look good, it is well equipped too with an inset one-and-a-half-bowl sink and draining board carved into the resin worktop, a built-in eye-level fan-oven, a separate ceramic hob with a modern filter hood above, and an integrated fridge and dishwasher, and through an archway, is a utility area with more matching resin worktops and storage units along with another sink and an integrated freezer and washing machine.

A door leads into the conservatory which is another wonderful private space for enjoying the peace and quiet, with French doors to the rear garden. From the utility, a door leads into the rear of the integral single garage which has a remote-controlled roller-shutter door, lights, and power, and also houses a condensing combi-boiler which provides the central heating and hot water on demand.

A superb living room is carpeted and filled with light from French doors to the garden. An elegant fireplace is fitted with a flame-effect electric heater, making a nice feature and focal point for the room, which flows through a decorative archway into a dining room where there is plenty of space for table seating for six or eight places, ideal for any occasion. A stained-glass window to the kitchen makes an attractive and colourful feature.

The master bedroom is an excellent double with a fitted wardrobe and an en-suite shower room, the second is another good double with a large, fitted wardrobe, and the third has a laminate floor and would make a great study, ideal for those working from home. A family bathroom completes the accommodation.

Outside, the enclosed rear garden is private and south-facing, it is fully paved with steps up to a raised patio with a dwarf wall, making a wonderful, low-maintenance outside space for entertaining, be it alfresco dining, a barbecue, or sharing drinks with friends and family. A timber shed provides useful storage, there is an outside tap and splash-proof power point for convenience, and a gate provides alternative access to the resin driveway where there is additional parking for two cars.



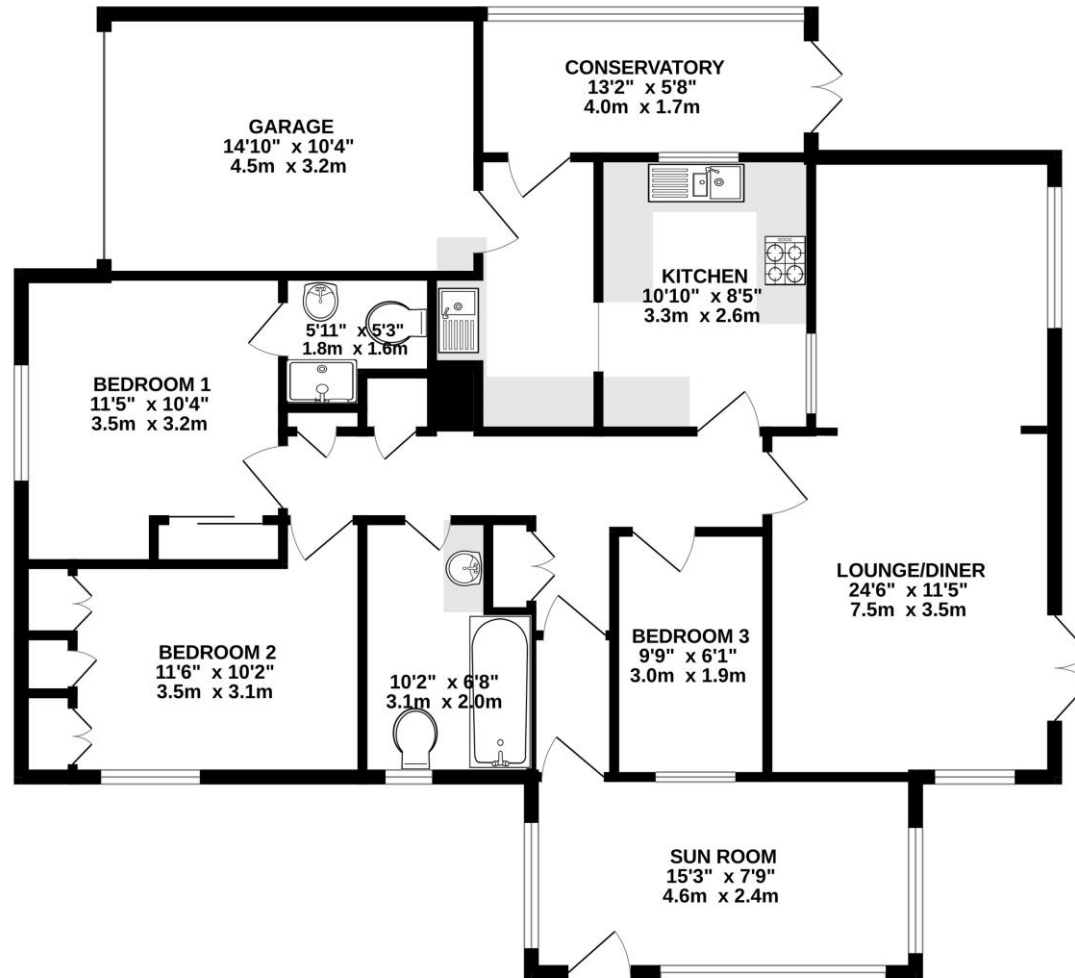






Floorplan

GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft (117.2 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.
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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.



Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Directions

Continue from Penn Inn roundabout heading towards the town centre of Newton Abbot. Continue on East Street for some distance, turning left onto Powderham Road. Continue up Powderham Road for some distance and at the junction continue straight over onto Hill Road. Proceed for a short distance where Wolborough Gardens will be found on your left-hand side.

Services

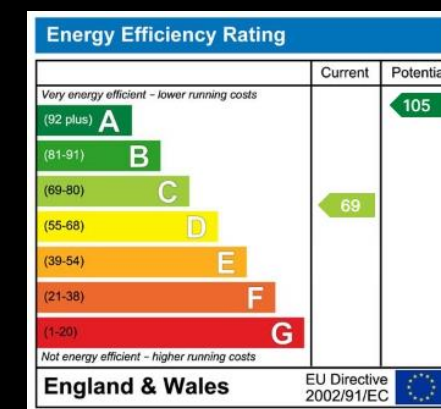
Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band E



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Newton Abbot
Devon
TQ12 2ET