



A spacious, well-presented detached family home with four double bedrooms, master en-suite, an integral garage, countryside views, and an enclosed south-facing rear garden, on a recent development

14 Cranesbill Way | Newton Abbot | TQ12 1UE



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

1,402 sq ft



LOCATION

Town



AGE

New Build



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

3



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Large Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

E



in a nutshell...

- Open plan, modern kitchen/dining room
- Light and airy, spacious living room
- Separate dining room/study area
- Four double bedrooms
- Master en-suite shower room
- Integral garage and parking
- Large enclosed south-facing rear garden
- Countryside views
- Quiet cul-de-sac location





the details...

New to the market is this spacious and modern, detached family home with four double bedrooms, master en-suite, an integral garage, countryside views, and an enclosed south-facing rear garden, on a recent development on the outskirts of the popular market town of Newton Abbot.

Inside, it is beautifully presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. On the ground floor is an entrance hallway, with a durable vinyl floor that continues throughout the ground floor. There is a staircase rising to the first floor with a storage area beneath, and a convenient ground floor cloakroom with a WC and basin. There is a built-in cupboard, double-doors lead into a dining room, perfect for a dinner party or a family celebration, and a spacious living room is filled with light from windows and French doors to the rear garden. A kitchen/breakfast room has a modern fitted kitchen with plenty of worktop space, tiled splashbacks, and an extensive range of gloss-white cupboards and units providing ample storage complete with under-cabinet and plinth feature lighting. It has a built-in fan-oven with an induction hob and an integral filter hood above, an integrated dishwasher, washing machine and fridge/freezer, and there is plenty of space for a table and seating, perfect for casual dining, beside French doors which extend the inside space outside into the garden.

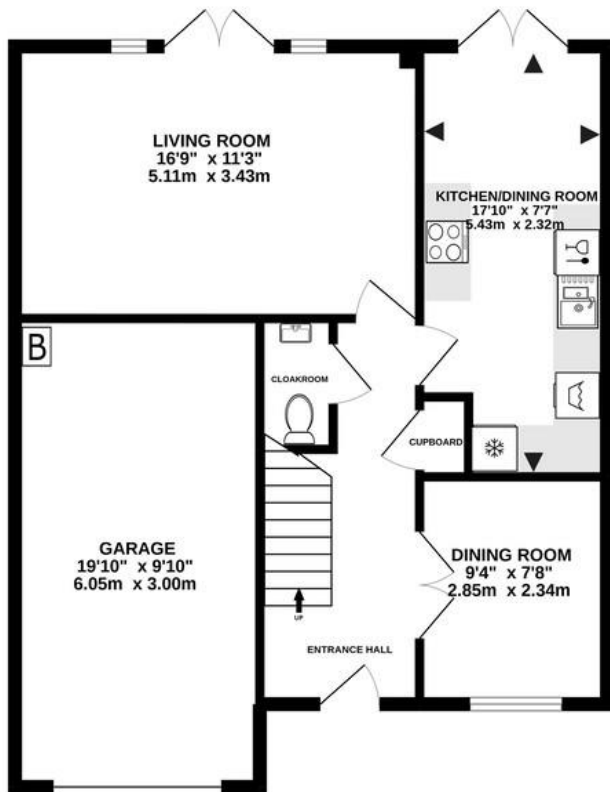
Upstairs, there are four light and airy bedrooms, all doubles, the master with an en-suite shower room containing drench shower, a pedestal basin, and a WC, all in white. The bedrooms to the front of the property having fabulous views over the neighbouring countryside. A family bathroom contains a bath, with a shower and glass screen above, a pedestal basin and a WC and the landing has a store cupboard and airing cupboard containing an unvented hot water cylinder and slatted shelving for linen.

Outside, the rear garden is fully enclosed making it safe for both children and pets. There are two paved patios and a good-sized level lawn, great for a barbecue, and south-facing it enjoys long hours of summer sunshine. There is an outside tap for convenience, and a path leads down the side of the property to a gate providing alternative access to the front, where the tarmac driveway has space for one car beside a lawn with bushes and an ornamental tree, and the integral single garage has an up and over door, lights and power, and also contains a wall-mounted condensing system boiler for the central heating and hot water. Additional parking is available on-road if required.

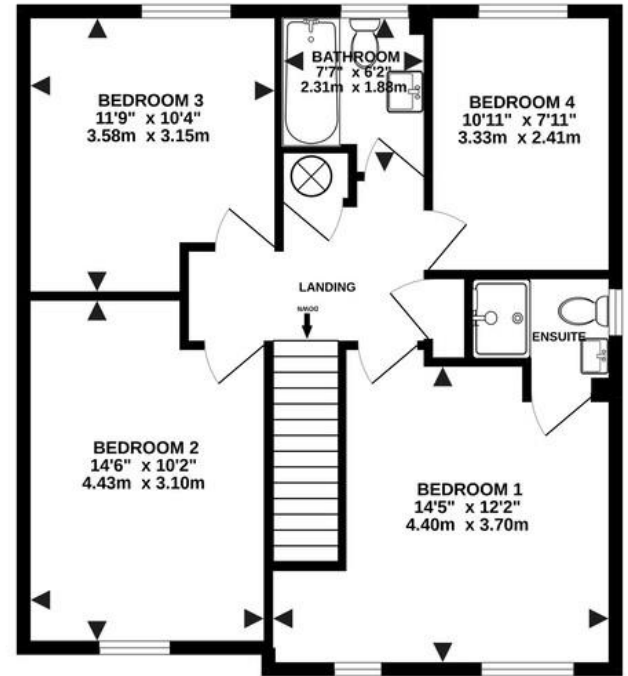


the floorplan...

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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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the location...

The property is located in the thriving market town of Newton Abbot which offers a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5.

Shopping

Late night pint of milk: Co Op 0.5 mile
Town centre: Newton Abbot 2.7 miles
Supermarket: Asda 2.3 miles

Relaxing

Beach: Teignmouth 8.3 miles
Park: Bakers Park: 2.6 miles
Newton Abbot Leisure Centre: 1.8 miles
Dainton Golf Club: 4.9 miles

Travel

Train station: Newton Abbot 3.2 miles
Main travel link: A380 3.6 miles
Airport: Exeter Airport 21.2 miles

Schools

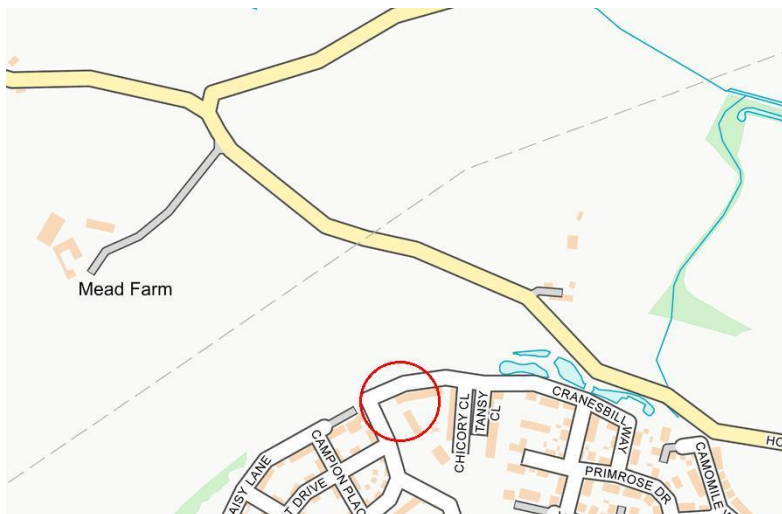
Bradley Barton Primary School: 1.4 miles
Coombeshead Academy: 1.7 miles
Newton Abbot College: 2 miles
Stover School: 3.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ12 1UE

how to get there...

From the Newton Abbot Office continue on Queen Street towards Fairfield Terrace. Bear right onto Courtenay Street. Courtenay Street turns right and becomes Kingsteignton Road. Turn left onto Halcyon Road/B3195. Turn right onto Highweek Street/A382 and continue towards Bovey Tracey/A382. At the roundabout take the first exit sign-posted Ashburton/Highweek/A383, proceed on this road. At the roundabout take the 3rd exit onto Buttercup Way and follow the road ahead to the right, leading onto Cranesbill Way, where the property can be found further down the road.





Need a more complete picture? Get in touch with your local branch...

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