



Four Bedroom Detached House

2 Homers Lane | Newton Abbot | TQ12 3AE



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,428 sq ft



LOCATION

Devon



AGE



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

CENTRAL HEATING



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

TBC



COUNCIL TAX BAND

D



### in a nutshell...

- Garage and Off Road Parking
- Sought After Kingsteignton Location
- Walking Distance to Local Shops
- Good Access to the A380
- Large Living Space
- Outside Hot tub and Seating Area





## the details...

### PROPERTY DESCRIPTION

Inside, this substantial property is beautifully presented with stylish decor throughout, and feels warm and welcoming with gas central heating, double-glazing, and a wood-burning stove. An array of solar photovoltaic panels on the roof generate electricity and massively reduce the running costs of the property.

The accommodation briefly comprises, on the ground floor, an entrance hallway with LVT flooring that continues throughout most of the ground floor, a convenient cloakroom with a WC and basin, a spacious, L-shaped living/dining room with a comfortable living area that has a modern wood-burning stove, plenty of space for a dining table and seating, perfect for any occasion, and a deep under-stairs cupboard, a large conservatory with patio doors to the garden, and a stunning, generously proportioned kitchen/breakfast room with an elegant fitted kitchen that has an abundance of worktop and cupboard space with feature lighting, two eye-level fan-ovens, a ceramic hob, and an integrated dishwasher and washing machine. A rear porch/utility has a door to the garden, shelving, and space for a tumble drier.

Upstairs, the principal bedroom is a huge double with dual-aspect windows and a fitted wardrobe, and there are three further bedrooms, all doubles. An airing cupboard on the landing contains a condensing combi-boiler and completing the accommodation is a superb family bathroom with a centre-fill bath, a rainfall shower above, a vanity unit, a hidden-cistern WC, and a heated towel rail. Outside, the garden is separated into two areas, a wildflower garden at one end leading to a paved patio at the front of the house where there is a log store for the wood-burner, and at the other end, a level lawn, a terrace of composite decking, and in a corner a large sheltered and weather proof paved patio, with a power supply for a hot tub, sockets and lighting, creating a fabulous, all-weather outside space perfect for entertaining, be it a barbecue or sharing drinks with family and friends. There is a timber shed, and a door leads into the side of the single garage, that has lights, power, and an up and over door to the driveway where there is an additional parking space, with plenty more on-road if required.

A viewing is essential to fully appreciate all that this fabulous family home has to offer.

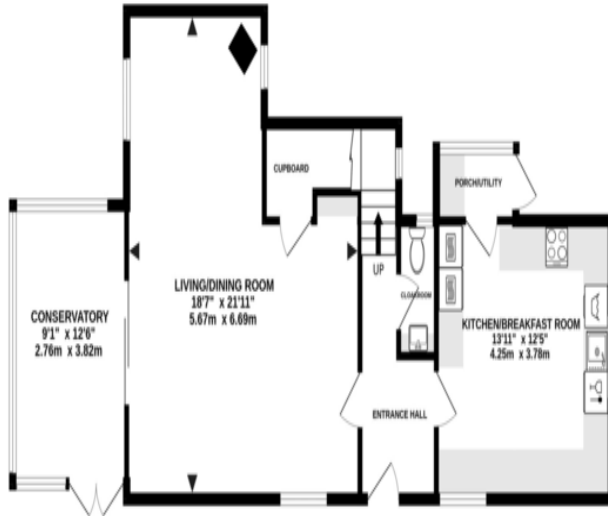
TENURE- Freehold

EPC RATING- C

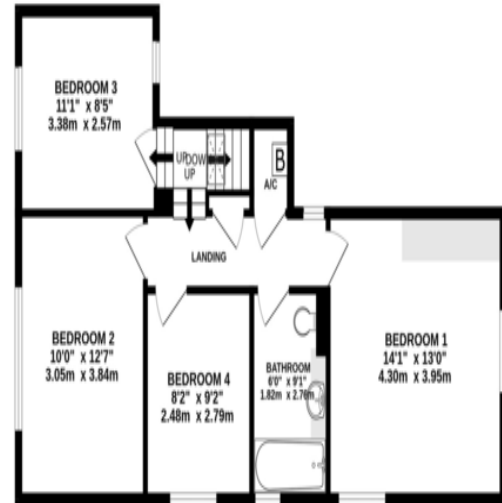


## the floorplan...

GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.6 sq.m.) approx.

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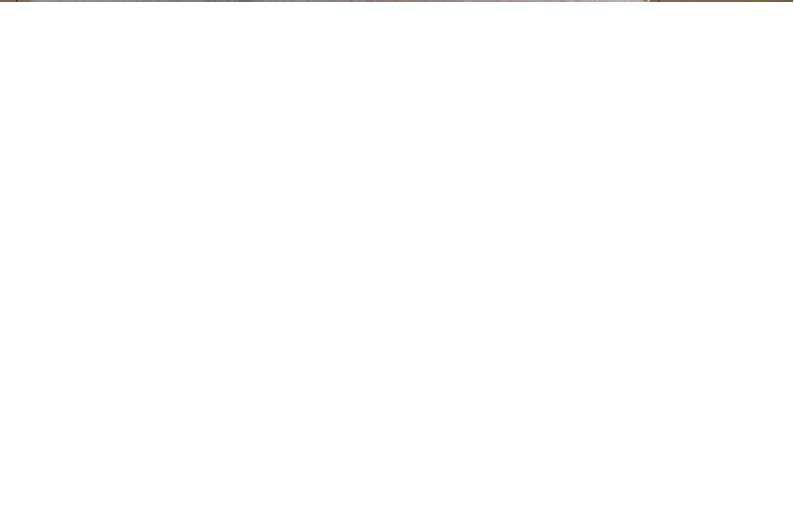
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