



## 46 Mile End Road, NEWTON ABBOT

£550,000 Freehold

Beautiful Detached House • Four Spacious Bedrooms • Open Plan Living Space • Modern Kitchen With Bi-Fold Doors • Spacious Dining Area • Downstairs Cloakroom • Beautiful Enclosed South Facing Rear Garden • Attached Garage With Storeroom • Driveway Parking • Close to Amenities

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Stepping inside, this family home that has been immaculately presented with fresh, light, and neutral décor, complemented by solid-oak internal doors for a contemporary feel.

The entrance hall features a handy ground floor cloakroom equipped with a WC, a vanity unit complete with a basin, tiled splashback, and storage. The carpeted entrance opens into a breath-taking open-plan living area, bathed in natural light streaming in through the windows and bifold doors that lead to the rear garden.

The living area features a carpeted staircase leading to the first floor and a striking fireplace with recently installed log burner, an antique style oak lintel and a raised hearth, serving as a focal point for the room. From the lounge, double, glass panelled oak doors lead into a family room, which is perfect for use as a snug, playroom or games room. The open plan dining area is bathed in natural light from the rear of the property and offers ample space for a table and seating for six to eight, ideal for dinner parties or family celebrations. Completing the ground floor is a versatile study with plenty of light from the front window, perfect for those working from home. This room could also serve as a ground-floor fourth bedroom, ideal for a family member or guests.

The kitchen area, within a large single-storey rear extension, boasts a high sloping ceiling, enhancing the sense of space. It features a new modern fitted kitchen with solid-oak worktops on four sides, including a breakfast bar, brick-patterned tiled splashbacks, and an extensive range of elegant units in a pastel grey/green with stylish leather handles. The kitchen is equipped with a built-in fan oven, a five-burner gas hob with a modern extractor hood, a stainless-steel one and a half-bowl sink with a mixer tap and flexible rinse nozzle, an integrated slimline dishwasher, and a fridge/freezer. Bifold doors open to the garden, creating a seamless indoor-outdoor living experience.

Upstairs, the master bedroom is a spacious double, bathed in natural light from a wide front window. It features a stylish papered feature wall, plush carpeting, and two double, fitted wardrobes offering ample storage. There are two additional light and airy double-sized bedrooms, each with papered feature walls and pleasant views over the rear garden and countryside beyond. One of these bedrooms features a fitted, full wall length, glass mirrored wardrobe, again providing ample storage. The smaller bedroom also includes a built-in cupboard above the stairs.

The fully tiled family bathroom boasts a brand-new suite, including a P-bath with a drench shower, auxiliary showerhead, and curved glass screen. It also features a vanity unit with his and hers basins, waterfall taps, storage beneath for toiletries, a WC, and a chrome heated towel rail. The spacious landing provides access to the loft space via a hatch with a drop-down ladder and light for convenience.

From the entrance hallway, a door opens to the attached single garage and storage room, which are outfitted with lighting and power. Barn-style doors lead to the driveway, and from the storage room, double doors graciously open to the rear garden.



Lounge - 23'0" x 13'1"

Kitchen/Dining Room - 18'5" x 12'10"

Family Room - 11'10" x 8'7"

Study/Bedroom - 11'3" x 7'11"

Bedroom - 15'3" x 11'3"

Bedroom - 15'4" x 13'2"

Bedroom - 9'10" x 9'9"

Bathroom - 10'5" x 5'7"

Store Room - 16'07" x 7'5"

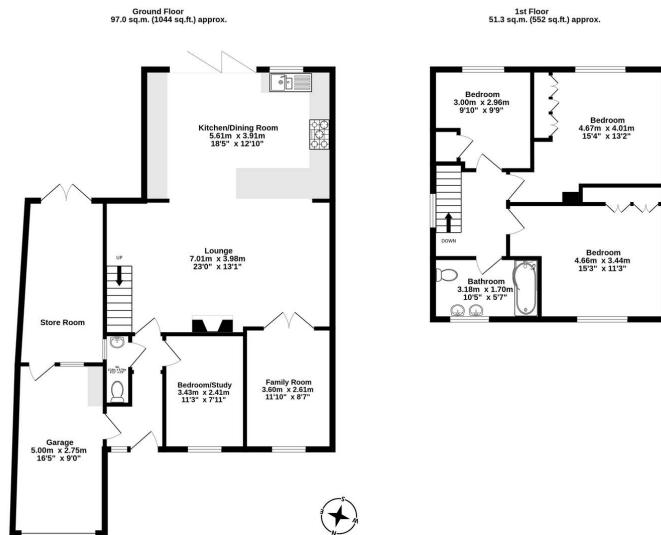
Garage - 16'5" x 9'0"



## Rear Garden

Outside, the rear garden is a beautifully maintained space, featuring a full-width terrace of timber decking, a healthy level lawn bordered by timber fencing, and a circular stepping stone path leading to a paved patio beneath a pergola. This garden offers multiple venues for entertaining, whether for alfresco dining, barbecues, or sharing drinks with friends and family. The south-facing garden enjoys long hours of summer sunshine. It also includes shrubs and ornamental trees, raised flower beds with a bespoke bench seat, and decking that continues along the side of the property to an area of paving, complete with an outside tap beside the courtesy door to the garage.

A beautiful low-maintenance front garden with a concrete driveway, a neat low maintenance front ideal for extra parking if needed that is bordered by ornamental trees.



**TOTAL FLOOR AREA : 148.3 sq.m. (1596 sq.ft.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and is not to scale for any use. Any prospective purchaser or tenant must rely on their own enquiries and those of their professional advisor(s) in respect of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or remaining useful life. Made with Metricon 02024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<span style="background-color: #008000; color: white; padding: 2px 5px;">A</span>	
(81-91)	<span style="background-color: #00A0A0; color: white; padding: 2px 5px;">B</span>	
(69-80)	<span style="background-color: #00C060; color: white; padding: 2px 5px;">C</span>	
(55-68)	<span style="background-color: #FFD900; color: black; padding: 2px 5px;">D</span>	67
(39-54)	<span style="background-color: #FF9933; color: black; padding: 2px 5px;">E</span>	
(21-38)	<span style="background-color: #FF6600; color: black; padding: 2px 5px;">F</span>	
(1-20)	<span style="background-color: #CC0000; color: white; padding: 2px 5px;">G</span>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	<span style="background-color: #008000; color: white; padding: 2px 5px;">A</span>	
(81-91)	<span style="background-color: #00A0A0; color: white; padding: 2px 5px;">B</span>	
(69-80)	<span style="background-color: #00C060; color: white; padding: 2px 5px;">C</span>	77
(55-68)	<span style="background-color: #FFD900; color: black; padding: 2px 5px;">D</span>	
(39-54)	<span style="background-color: #FF9933; color: black; padding: 2px 5px;">E</span>	
(21-38)	<span style="background-color: #FF6600; color: black; padding: 2px 5px;">F</span>	60
(1-20)	<span style="background-color: #CC0000; color: white; padding: 2px 5px;">G</span>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		