



SANDFORD VIEW

Newton Abbot, TQ12 2TG

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This is a home for enterainting, dinner parties and bustling family life!

Located in this ever-popular district of Newton Abbot, within a short distance to the town centre, local schools, shops, amenities, supermarkets, bus routes, train Station to Plymouth, Exeter, Bristol and London.

Upgraded and refurbished by the current owners, this is a home that creates curiosity with every turn as you walk through the building.

- Modern detached town house
- Beautifully designed Interior
- Four bedrooms and study/5th bedroom
- Open-plan kitchen dining and utility
- Living room overlooking the garden
- Part underfloor heating
- Private garden and patio areas
- Far reaching views
- Close to town, shops, schools and amenities
- Easy access to A38 & M5 and train station



Detached
home



Town
location



4/5
Bedrooms



3
Bathrooms



2 Reception
rooms



Garage,
off-road parking



Private
garden



Council
tax band: F



Rating:
C

STEP INSIDE

The initial Ground floor Entrance Hall gives a spacious introduction. Stairs rise via a galleried Landing to the top floor two Bedrooms. Both Bedrooms are large Doubles, overlooking both front and rear. One of these has a large En-suite Shower Room. The top floor Landing area gives extra space to be used (currently as an arts and crafts space).

From the Ground Floor Entrance you will find a bespoke Bathroom, with underfloor heating, mood lighting, sink and vanity unit, with mood lighting mirror, porcelain tiled floor and tiled splash backs and a lovely free-standing Bath, with feature "Borrington Hall Spa" tiled wall by the Bath and w.c, heated towel rail. A lovely quiet space of luxury!

The Ground Floor also gives a Double Bedroom overlooking the rear and another Double Bedroom, with Juliette Balcony and modern upgraded En-suite Shower Room, again beautifully tiled, with vanity sink unit, w.c and walk in shower cubicle with featured tiled wall.

The lower Ground Floor is where the heart of the Home is. As you reach the bottom of a Newel staircase, the flooring in the inner hallway is underfloor heated, that carries on into the Cloakroom with toilet and sink. There is also a separate storage cupboard.

The large Open Plan Kitchen Dining Room is just WOW! Modern Kitchen, lots

of storage cupboards, Quartz effect work surfaces, a double electric oven with grill, Dishwasher, Butler Sink, a huge central Breakfast Bar area, separate Utility Room and beautiful tiled floor, again with underfloor heating.

The room has plenty of space for a large Dining Table with French Doors that lead out to the Garden and Patio areas. A side door also leads to a side Patio/Barbecue Area and storage shed.

Double doors lead from the Kitchen Dining Room (that can be left open plan or closed off) through into a lovely quiet and mature Living Room. Plenty of space and light with French Doors leading out to the Garden areas. This room is carpeted.

The property is set back from the road with block paved driveway that leads directly to the Garage and with secure gated access down the side of the property.

To the rear the Garden is private, with mature trees and shrubs. Directly from the Living Room is a lovely seating space under a dome gazebo. Steps lead down to a separate deck terrace area, again screened and private. Around the side of the Kitchen is a further Garden/Patio space, ideal for external dining, barbecue & entertaining.

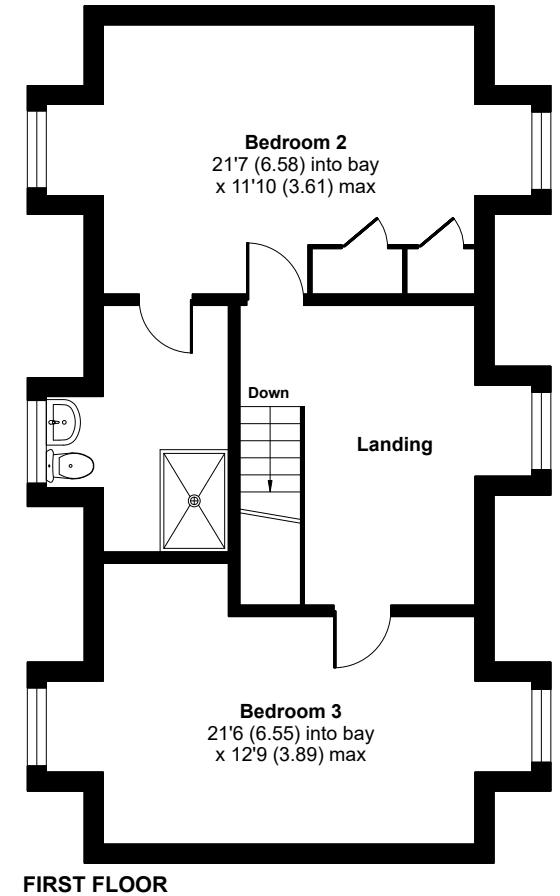
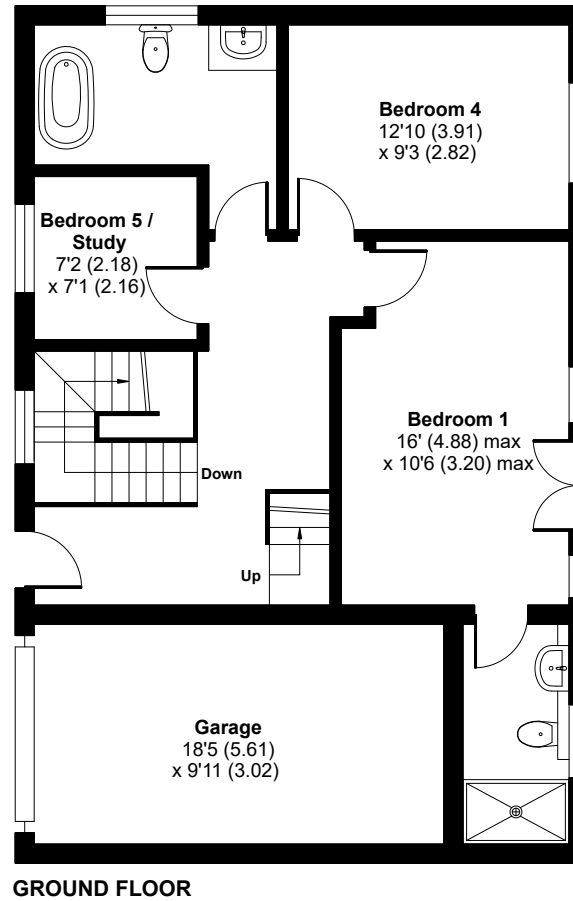
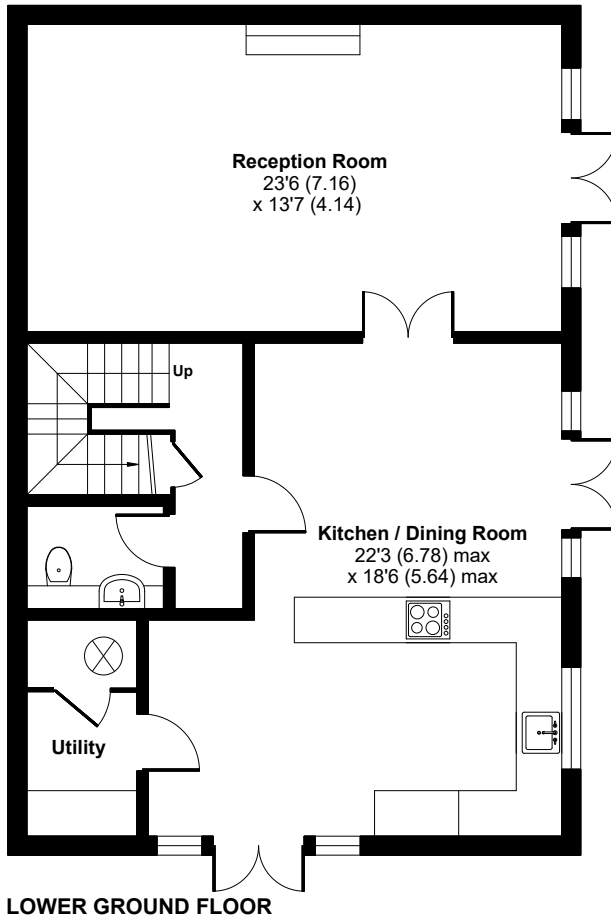
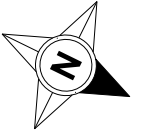




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TOTAL APPROXIMATE FLOOR AREA
2308 SQ FT/ 214.3 SQ M



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