



CHECK OUT this modern Redrow Homes built, 1930's style HOME. Spacious Living Room, Kitchen Dining Room overlooking Garden & Patio + Utility. 4 Bedrooms, En-suite Shower, Bathroom & Cloakroom. LOVELY rear Garden. Off Road Parking & Garage. NO CHAIN!

32 Larkspur Drive | Newton Abbot | TQ12 1SD





PROPERTY TYPE

Detached House



SIZE

1,412 sq ft



LOCATION

Newton Abbot



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

B(83)



COUNCIL TAX BAND



in a nutshell...

- NO CHAIN
- 4 Double Bedrooms
- Living Room
- Kitchen/Dining Room + Utility
- En-suite Shower, Bathroom & Cloakroom
- Spacious Sunny Garden & Patio
- Garage & Off Road Parking
- Popular Redrow Build with EPC rating B
- Close to local Town, Shops & Schools





the details...

Check out this spacious and modern detached family home with four double-bedrooms, a garage, parking and an enclosed rear garden in a quiet position on a modern development on the outskirts of the market town of Newton Abbot.

A tarmac driveway provides parking for one or two cars at the front of the property beside the front garden which has a hedge border and a neat lawn, leading to the entrance sheltered beneath a storm porch. Inside, it is immaculately presented with light and neutral decor throughout giving a contemporary feel and his warm and welcoming with gas central heating and double-glazing.

The entrance hallway has an elegant Amtico flooring and a carpeted staircase rising to the first floor. The Amtico flooring continues through into a spacious kitchen/dining room which is filled with light from windows and sliding patio doors to the garden. The kitchen area has wood-effect worktops along two sides and an extensive range of elegant gloss-white fitted base and drawer units with matching wall-cabinets, providing ample cupboard space, complete with under-cabinet feature lighting. There is a built-in eye-level double-oven, a separate gas hob with a stainless-steel splash back and extractor hood above, an integrated fridge/freezer and a one and a half-bowl stainless-steel sink with a mixer tap. There is plenty of floor space for a dining table and seating for six or eight, ideal for a dinner party or a family celebration. A utility room has more worktop and storage with a stainless-steel sink and mixer tap, space with plumbing beneath the worktop for a washing machine and tumble drier, a door to the garden, a large store cupboard and another door into a convenient ground-floor cloakroom with a WC and corner basin.

Off the hallway is a spacious living room filled with light from a wide window to the front and with plush carpet underfoot it feels warm and welcoming. An elegant minster-style stone fireplace is fitted with a modern flame-effect electric heater making a nice feature and focal point for the room.

Upstairs, the master bedroom is a light and airy, L-shaped double with a window to the front, fitted wardrobes and an en-suite shower room which has a durable oak-effect vinyl floor containing a shower enclosure with tiling above, a WC and a basin all in white and a chrome heated towel rail. There are three further light and airy double bedrooms, two at the rear of the property having fabulous views over rooftops to the rolling Devon countryside beyond. The family bathroom has a durable oak-effect vinyl floor and contains a modern suite with a bath, shower and glass screen above, a WC and basin and a chrome heated towel rail. The landing has an airing cupboard containing an un-vented hot water cylinder and slatted shelf for linen and a hatch in the ceiling provides access to the loft space where there is additional light storage for Christmas decorations, packing boxes and the like.

Outside, the rear garden is private and fully enclosed by timber fencing, making it safe for both children and pets. There is a terrace of paving and a predominantly level lawn bordered by well-stocked beds of flowers, shrubs and bushes, making a great outside space for entertaining, be it alfresco dining or a barbecue. There is an outside light and a paved path leads down the side of the property the front, providing alternative access and the integral single garage has lights, power, an up and over door and a wall-mounted condensing conventional gas boiler which provides the heating and hot water.

Tenure - Freehold
Council Band - D



how to get there...

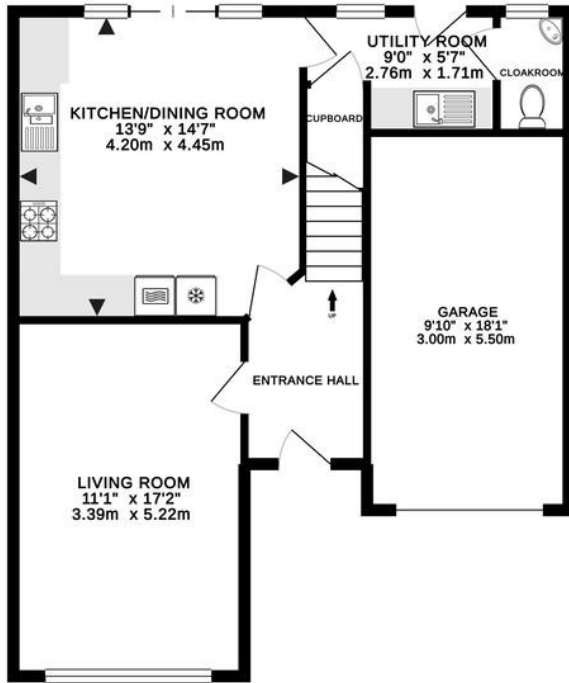
From the Newton Abbot Office continue on Queen Street towards Fairfield Terrace. Turn right onto Courtenay Street. Courtenay Street turns right and becomes Kingsteignton Road. Turn left onto Halcyon Road/B3195. At the traffic lights by Asda, turn right onto Highweek Street/A382 and continue towards Bovey Tracey/A382. At the roundabout take the first exit sign-posted Ashburton/Highweek/A383. Continue on this road for some distance. Turn right onto Mile End Road. Turn left onto Larkspur Drive where you will find the property.

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 1SD**

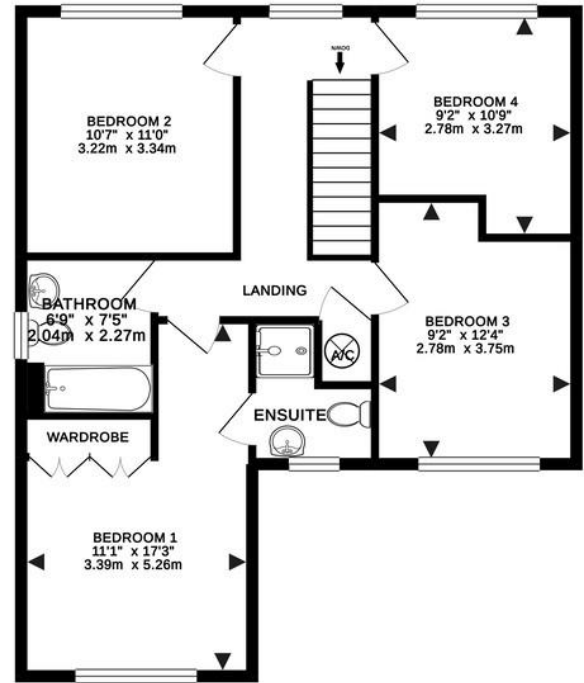


the floorplan...

GROUND FLOOR 717 sq. ft.
(66.6 sq. m.)



1ST FLOOR 695 sq. ft.
(64.6 sq. m.)



TOTAL FLOOR AREA : 1412 sq. ft. (131.1 sq. m.) approx.

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