



- AN INDIVIDUAL 2004-BUILT RESIDENCE SET IN A SELECT SMALL DEVELOPMENT
- OUTSTANDING VIEWS TOWARDS THE ESTUARY AND VARIOUS LOCAL LANDMARKS
- RECEPTION HALL WITH GALLERY AND A FREE FLOWING KITCHEN/DINING ROOM
- SITTING ROOM, LOWER GROUND FLOOR LOUNGE AND FOUR BEDROOMS (TWO WITH EN SUITES)
- UTILITY ROOM AND FAMILY BATHROOM
- DRIVEWAY, DOUBLE GARAGE AND ATTRACTIVE LANDSCAPED GARDENS
- UNDER FLOOR HEATING, PHOTOVOLTAIC PANELS AND STORAGE BATTERY
- SWEEPING BALCONY AND TERRACE

Petroc Drive, Newton Abbot, TQ12 2LT Guide Price £800,000

A stylish detached 2004-built contemporary style residence set in a small select development with outstanding views taking in the Teign Estuary. Free-flowing reception with feature gallery, dining room opening to a large balcony and a modern kitchen with integrated appliances. Dual aspect sitting room, four spacious bedrooms (two with en-suites) and a family bathroom. Utility and lower ground floor lounge area. Brick paved driveway, double garage and attractive landscaped gardens. PV panels and storage batteries.



Property Description

LOCATION

The prestigious Petroc development is situated in a "tucked away" position in the sought after Knowles Hill area of Newton Abbot. Newton Abbot is a popular South Devon market town which sits almost equidistant between the south Devon coastline and the fringes of the Dartmoor National Park. The town has a wide range of facilities and amenities with a bustling market, high street shops, a good range of educational facilities, parks and a mainline rail link to London Paddington. The local beaches and coastline are easily accessible via the A381 around 6 miles away at Teignmouth and the Dartmoor National Park is accessed via Bovey Tracey, which sits around 6.5 miles away. The adjoining village of Kingsteignton has a superstore and a retail park and the position affords fast access to major roads to include the A380 which links with the south Devon highway, the A38 and the M5 motorway. The Cathedral City of Exeter lies around 18 miles to the north accessed via rail or the A380 with its private and public schools, red brick university, fine dining and the Princesshay shopping centre.

DESCRIPTION

4 Petroc Drive sits in a small development of individual high-end homes completed by the prestigious house builder Gerald Wood homes in 2004. Externally attractive, the property has rendered and stone elevations set beneath tiled rooves and there are a good array of photovoltaic panels on the rear elevation which feed into storage batteries. The property has over 2600 square feet of elegant, reverse level accommodation and many of the spaces, particularly within the entrance level and from the large wrap around balcony benefit from truly breathtaking views taking in Newton Abbot racecourse, a broad sweep of





the River Teign estuary, the Haldon hills, parts of the town and various local landmarks. The versatile and spacious accommodation benefits from zonally controlled under floor heating on both levels, there is driveway parking, a double garage and the property has attractively landscaped gardens that benefit from a good degree of privacy.

ACCOMMODATION

To the front of the property there is a slate paved entrance terrace with a canopy above. The RECEPTION HALL area has feature oak flooring and one is immediately struck by this welcoming and light free-flowing space. Doors open to a CLOAKROOM/WC and a storage cupboard which houses the manifold for the under floor heating. The reception area also opens to a useful UTILITY ROOM from where steps rise to a lobby area from where a door gives access to the ATTACHED DOUBLE GARAGE. The garage has an electric entrance door and houses the hot water cylinder, the central heating boiler and the inverter for the photovoltaic panels, along with storage batteries.

The RECEPTION AREA has steps descending to a the fabulous galleried reception space, which also has oak flooring, a feature coated balustrade and a spiral timber staircase descending to the lower floor. From this gallery area wonderful views are enjoyed towards Newton Abbot racecourse, parts of Newton Abbot, a broad sweep of the river Teign estuary and Bishopsteignton etc. Leading off this reception space a panel door opens to the STUDY, which overlooks the front aspect. The DINING AND KITCHEN SPACES also have oak flooring and combine to provide wonderful entertaining spaces. The dining space has two sets of sliding doors with full height windows beside opening to the superb BALCONY, which provides a wonderful

sense of inside/outside living and has glazed balustrades. Through these doors and from the balcony, further fantastic views are enjoyed taking in a broad sweep of the Teign estuary, parts of the town, Tuckers Maltings, the racecourse, Bishopsteignton and the Little Haldon hills. The dining space provides ample space for a large dining table and chairs and there is a chimney breast with a feature contemporary-style inset living flame coal effect gas fire. The kitchen area is well fitted with a stylish range of modern units with square edge quartz-style work surfaces with feature tiled surrounds, a good range of cupboards and drawers, a Rangemaster-five ring gas stove and integrated appliances include a fridge/freezer, a dishwasher and a microwave. The kitchen is a dual aspect space primarily overlooking the front aspect and has good views out over parts of the town. The SITTING ROOM is another wonderful dual aspect space with corner set windows having good views towards Exeter Forest and taking in the Little Haldon hills, a sweep of the Teign estuary and the racecourse. There is a feature glass brick wall, ceiling set speakers and a contemporary style living flame coal effect gas fire.

The aforementioned spiral staircase descends to a the LOWER GROUND FLOOR LOUNGE AREA, which opens to and overlooks the garden This stunning space has a high vaulted ceiling and the high set glazed wall providing a tremendous amount of light. There are feature light fittings and panel doors to the principal ground floor rooms.

The PRINCIPAL BEDROOM SUITE is an excellent dual aspect space which opens to a terrace at the rear of the property and also enjoys some far reaching views. A panel door opens to a luxury five piece EN-SUITE BATHROOM with feature tiling, a deep panel bath and a separate shower cubicle, and there is a walk in dressing area with a mirrored wall and a good range of


built in cupboards and wardrobes. There are three further bedrooms, two of which overlook the garden, all with built in wardrobes and one has a modern en suite shower room. The PRINCIPAL FAMILY BATHROOM opens both to bedroom three and the ground floor hallway and has a modern four piece suite with a panel bath, a separate shower cubicle and feature tiling.

To the outside the property has a generously proportioned and attractive landscaped plot. To the front of the property the shared paved approach leads to a private brick paved DRIVEWAY which sits in front of the aforementioned GARAGE. Paved entrance steps and a pathway have lawns to either side and there is a mature olive tree. A pathway leads around the front of the property to a timber gate, which opens to the aforementioned timber decked balcony, a fantastic spot to enjoy the elevated position and the excellent views. Immediately beside and behind the property there is a feature slate tiled terrace which sits beneath the aforementioned balcony providing a good sheltered spot. Beyond this the garden is primarily laid to two tiers of sweeping lawn and is enclosed by panel fencing and feature stone walling with trellis above. There is a partially enclosed area with a timber shed and a further raised storage/drying area which sits immediately behind the garage.

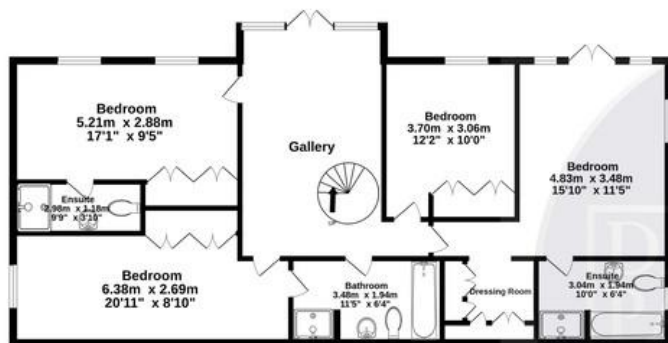
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band G

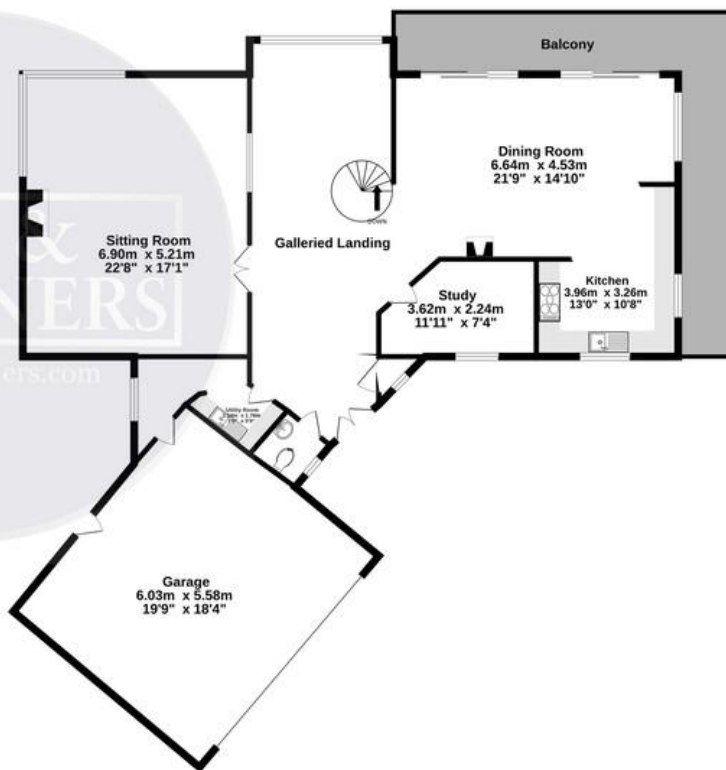


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	
WWW.EPC4U.COM			

Ground Floor
100.1 sq.m. (1078 sq.ft.) approx.



1st Floor
146.7 sq.m. (1579 sq.ft.) approx.



TOTAL FLOOR AREA : 246.8 sq.m. (2657 sq.ft.) 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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