



EXCLUSIVE DETACHED FAMILY HOME

40 Brockhurst Park | Marldon | TQ3 1LB - £625,000

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1582 Sq Ft



LOCATION

Marldon



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

Gas



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Landscaped Garden



EPC RATING

C



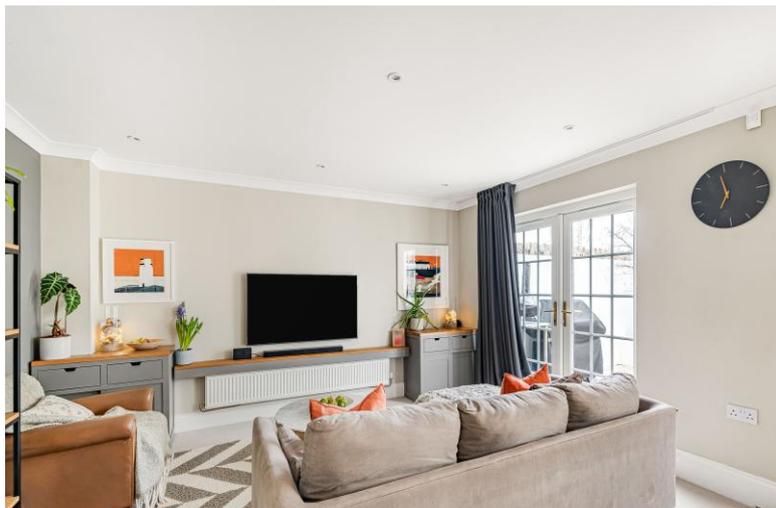
COUNCIL TAX BAND

E



in a nutshell...

- FORMAL LIVING ROOM
- OPEN PLAN LIVING DINING KITCHEN AREA
- UTILITY ROOM
- DOWNSTAIRS WC
- FOUR DOUBLE BEDROOMS
- ENSUITE TO PRINCIPAL BEDROOM
- LANDSCAPED REAR GARDEN
- GARAGE WITH EV CHARGER
- SOUGHT AFTER LOCATION





the details...

Exclusive Detached Family Home in the Sought After Village of Marldon

Nestled within the highly desirable Brockhurst Park development, this exceptional detached family home offers spacious and beautifully presented, re designed and modernised accommodation, perfectly suited to modern family living. Located in the charming village of Marldon, the property enjoys a peaceful residential setting while remaining conveniently positioned for easy access to the nearby towns of Totnes, Paignton, Newton Abbot and Torquay.

Upon entering the property you are welcomed into a bright and inviting interior that has been thoughtfully designed to provide both comfort and practicality. The ground floor offers an excellent range of living spaces including a stylish formal living room ideal for relaxing evenings, together with a spacious kitchen that opens into a family living area and extended dining room with underfloor heating which forms the heart of the home. This sociable space is perfect for everyday family life as well as entertaining guests, with ample room for dining and informal seating. A practical utility room provides additional storage and laundry space while a conveniently located downstairs WC completes the ground floor accommodation.

Upstairs the property continues to impress with four generously sized double bedrooms, each offering excellent space and natural light, making them ideal for family members or visiting guests. The first floor also benefits from a beautifully refitted contemporary shower room finished to a high standard, together with a well appointed family bathroom designed to serve the household with comfort and style.

Internally the property has benefited from extensive upgrades including a beautifully upgraded kitchen and ensuite, new internal doors, new flooring throughout, stylish window shutters, a newly installed staircase and the addition of a bright and spacious conservatory which provides further versatile living space.

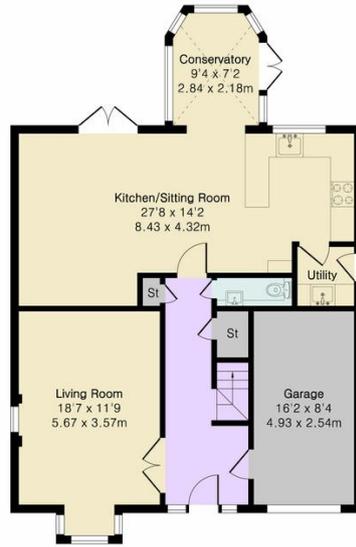


**Approximate Gross Internal Area 1582 sq ft - 147 sq m
(Excluding Garage)**

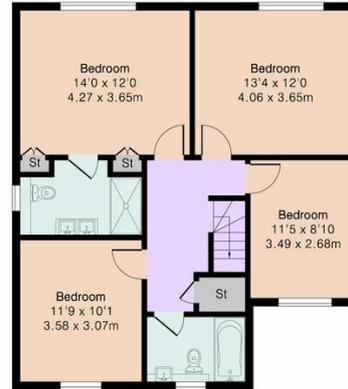
Ground Floor Area 790 sq ft – 73 sq m

First Floor Area 792 sq ft – 74 sq m

Garage Area 134 sq ft – 12 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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the detail...

Externally the home enjoys a stunning landscaped rear garden which has been carefully designed to create an inviting outdoor retreat. The garden features designated seating and dining areas, perfect for outdoor entertaining during the warmer months, as well as a dedicated space for a hot tub allowing the owners to relax and unwind in a private and tranquil setting.

To the front of the property a driveway provides ample parking and leads to a garage fitted with electric doors. The home is also equipped with an electric vehicle charging point which provides a modern and practical feature for today's homeowners.

Brockhurst Park is widely regarded as one of the villages most popular residential developments, known for its peaceful surroundings and attractive homes. The location offers easy access to a meadowland trail which is maintained by the estate and beautiful countryside walks along with the welcoming community atmosphere that Marldon is well known for.

Within walking distance of the property are a range of convenient local amenities including a village convenience store and garage, post office, newsagents, hairdressers and the popular Ye Olde Smokey House pub. The village also benefits from a well regarded primary school, easy access to nearby secondary schools, a charming parish church and an active Village Hall located next to the well loved Church House Inn which is a traditional village inn at the heart of the local community.

Combining spacious accommodation, modern features, beautifully landscaped outdoor space and a desirable village setting, this impressive property offers an excellent opportunity to enjoy comfortable family living in a sought after part of Devon.





Need a more complete picture? Get in touch with your local branch...

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