

**SAMPLE
MILLS**



**Larksmead Way
Ogwell
Newton Abbot
Devon**

£475,000
FREEHOLD





Larksmead Way, Ogwell, Newton Abbot, Devon

£475,000 freehold

A spacious detached 4 bedroom family home with excellent family living accommodation in the popular area of Ogwell, close to the town centre, local primary schools, all amenities and easy access for the A38, A380, M5 motorway, Totnes and Newton Abbot town centre, whilst also being on hand for the main rail line to London Paddington, which runs on a daily basis.

What does this property offer? This property offers spacious accommodation ideal for growing families. It has got a double garage, it has 2 reception rooms, it has a quality fitted kitchen/breakfast room, there is lots of storage, there is a utility room. The sleeping accommodation comprises of 4 decent size bedrooms, en-suite and a family bathroom. The property also has a terraced area at the rear with an open outlook. It has under house storage area. So those looking for a spacious family property, viewing of this one is highly recommended

Further benefits include double glazing, lovely views over the valley and surrounding area, gas central heating, double driveway with parking for several cars, ample under house storage and carefully landscaped gardens.

Viewing is highly recommended for those seeking a unique individual style spacious 4 bedroom detached house in the sought after area of Ogwell.



GROUND FLOOR

Storm Porch

Outside light. Composite double glazed door to:

Entrance Hallway

Mat well. Single panelled radiator. Coving to textured ceiling. Understairs storage area with light. Coat hooks.

Downstairs Cloakroom

Wash-hand basin. Low level w/c. Part tiled walls. Obscure glazed window. Consumer box. Coving to textured ceiling. Part tiled walls.

Dining Room – 3.80m x 3.00m (12'6" x 9'10")

uPVC double glazed bay box window to the front. 2 radiators. Coving to textured ceiling.

Double glazed doors opening up onto:

Lounge – 4.83m x 3.80m (15'10" x 12'6")

Double panelled radiator x 2. Coving to textured ceiling. Stone surround fireplace with wooden mantle over and recess on either side. Double glazed aluminum patio doors onto the rear patio which overlooks the surrounding area, the garden and countryside. TV point.

Kitchen/Breakfast Room – 6.30m x 2.75m (20'8" x 9'0")

Breakfast Area

uPVC double glazed window looking over the rear. Double panelled radiator. TV point. Coving to ceiling.

Kitchen Area

Recently refitted with Wisteria kitchen units with mottle effect worktop surface areas. Drainer 1½ with chrome mixer tap over. Built-in dishwasher, built-in freezer and built-in fridge. A good range of floor base cupboards with soft opening doors. Built-in spice rack and storage areas. Built-in stainless steel double oven with storage cupboards below and above. Pull-out larder unit. Attractive bevel edged matching grey tiled walls with chrome fitted sockets. A good range of wall mounted cupboards. 4 ring gas cooker hob with stainless steel extractor fan above. Coving to ceiling. Door through to:

Utility Area

Mottle effect worktop surface area. Drainer with taps over. Range of wall mounted cupboards. Plumbing for washing machine. Space for tumble dryer. Wooden effect flooring fitted throughout. Half glazed door providing access to the rear of the property. Single panelled radiator. Further recessed area with fitted shelving where there is a Worcester boiler serving hot water and central heating. Door through to the double garage.

FIRST FLOOR

Staircase from the Hallway to the First Floor Landing

Wooden balustrade. Access to loft area. Smoke detector. Coving to textured ceiling. Single panelled radiator. Storage airing cupboard with shelving. Doors off to:

Master Bedroom – 4.25m x 3.80m (13'11" x 12'6")

Feature display uPVC double glazed window looking over the front, with views over the front of the property. Double panelled radiator. TV point. Door through to:

En-Suite Shower Room

Obscure glazed window. Low level w/c. Vanity wash-hand basin. Walk-in shower with fitted chrome Mira power shower. Large Italian style tiles with mosaic pattern. Concealed lighting to textured ceiling. Chrome fitted ladder radiator. Tiled floor. Wall mounted heater.

Bedroom 2 – 3.50m x 3.10m (11'6" x 10'2")

uPVC double glazed window to the front. Double panelled radiator. Built-in wardrobes with mirror fronted doors, hanging rails and shelving. TV point.

Bedroom 3 – 3.80m x 2.80m (12'6" x 9'2")

uPVC double glazed windows looking over the rear with views over the surrounding area. Single panelled radiator. Built-in mirror fronted double wardrobes with hanging rails and shelving. Coving to ceiling. TV point.

Bedroom 4 – 3.40m x 2.00m (11'2" x 6'7")

Faces the rear. uPVC double glazed window. Single panelled radiator. TV point.

Bathroom

Panelled bath. Wash-hand basin. Low level w/c. Bidet. Single panelled radiator. Medicine cabinet. Shaver point and socket. Extractor fan. Wall mounted heater. Part tiled walls. Obscure glazed window. Fixed mirror.

OUTSIDE

Double Garage

Double doors open onto the garage. Up and over door. Power and light. To one side has been designed as a study/work room/hobby room etc. This could easily be converted back into a garage, if required. Coving to textured ceiling. Access to loft void area. A good range of fitted worktop surface areas and cupboards.

To the front of the property, there is a paved double driveway with parking for several cars and steps leading down to the front door with a lawned garden and hedgerows to the front with a good range of borders, plants and shrubs.

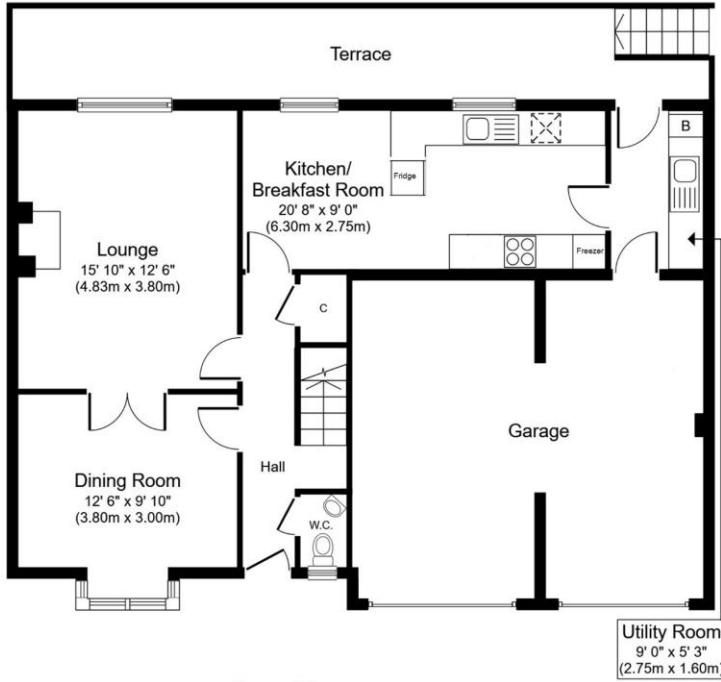
The rear garden comprises a patio area running off the lounge and utility. A paved patio with raised brick wall and wrought iron fence with lovely views over the garden, over the valley and over the surrounding area. Steps with balustrade and outside lighting leading down to where there is also side access with a wooden gate from the front down to the rear garden, which is arranged on 3 levels. There is a large under house storage area which has power and light, worktop surface area, good storage and shelving. Further under house storage running the full length of the property, this could be used as a hobby room or gym. The garden is set on 3 levels and has been carefully landscaped by the current owners and comprises a good range of vegetable plots, mature trees, plants, shrubs and fruiting plants throughout the year. There is a gravelled path and a few steps that provide access down to the rear which has a lawned garden, gravelled area, a seating area and steps leading down to the brook and rear fence.

AGENTS NOTE

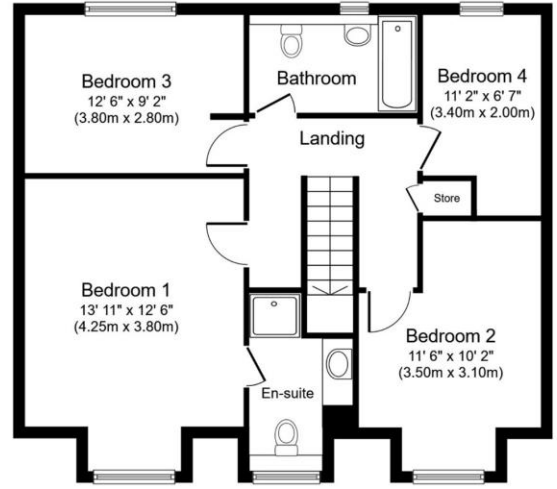
Council Tax Band: 'F' £3369.61 for 2024/25

EPC Rating: 'C'





Ground Floor
Approximate Floor Area
1,059 sq. ft.
(98.4 sq. m.)



First Floor
Approximate Floor Area
729 sq. ft.
(67.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.