



Newton Abbot

- Modern Detached Family Home
- 4 Double Bedrooms (master en suite)
- 2 Reception Rooms
- Contemporary Kitchen With Family Area
- Immaculate Presentation Throughout
- Enclosed Rear Garden
- Double Garage & Parking
- Viewing Very Highly Recommended

Asking Price:
£375,000
Freehold

10 Thistle Close, Newton Abbot, Devon, TQ12 1ST

Only just over two years old, this high end detached family home offers the discerning buyer well-proportioned accommodation with plenty of 'wow' factor. The property is presented in show home condition throughout and this is continued out to the magnificent landscaped rear garden. To the side of the property is a detached double garage and off road parking for three vehicles.

Highweek is a popular location with families because of its convenient position close to local primary and secondary schools, it is less than two miles from the town centre, hospital and leisure centre and for commuters it is within 10 minutes drive of the A38 Devon Expressway to Plymouth and Exeter. Newton Abbot also has a mainline railway station, various parks, sporting facilities and supermarkets.

The Accommodation

The front entrance door opens into an attractive reception hallway with stairway leading up to the first floor. Off the hallway there is a lounge with decorative fireplace and a tasteful formal dining room. The sleek contemporary kitchen is the heart of the home. It is comprehensively fitted with a range of high gloss units and breakfast bar and as well as having space for a breakfast table the kitchen also has a cleverly designed open plan family room which doubles as an office space and French doors leading to the garden. Just off the kitchen is a separate utility with units for storage and space for a washing machine and tumble dryer. The guest cloakroom / W.C is also situated off the entrance hall.

On the first floor there are four double bedrooms with the master boasting an en suite shower room. The family bathroom is fitted with a white suite comprising bath, separate shower cubicle, pedestal wash basin and W.C.

The property as a whole is presented to a very high standard with tasteful decor. To avoid serious disappointment an early viewing is highly recommended.

Ground Floor

Entrance Hallway	
Lounge	15' 9" (4.79m) x 11' 10" (3.61m)
Dining Room	11' 9" (3.58m) x 8' 0" (2.45m)
Kitchen & Family Room	30' 3" (9.23m) x 12' 4" (3.76m)
Utility	6' 0" (1.83m) x 5' 2" (1.57m)
Cloakroom / W.C	5' 2" (1.57m) x 3' 5" (1.05m)

First Floor

Landing	
Bedroom 1	14' 10" (4.52m) x 14' 2" (4.31m)
En Suite Shower Room	6' 9" (2.05m) x 5' 7" (1.7m)
Bedroom 2	13' 7" (4.14m) x 11' 10" (3.6m)
Bedroom 3	12' 4" (3.77m) x 8' 11" (2.72m)
Bedroom 4	11' 1" (3.38m) x 10' 7" (3.22m)
Bathroom	10' 1" (3.08m) x 5' 7" (1.7m)

Gardens

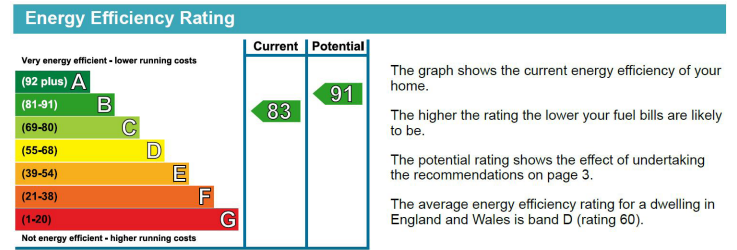
Enclosed rear garden with level paved patio and lawn bordered by shrubs.

Parking

Double Garage 18' 3" (5.57m) x 18' 1" (5.51m) and **off road parking for three vehicles.**

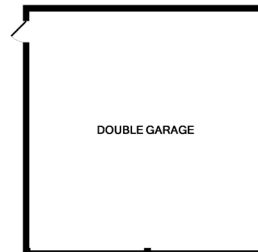
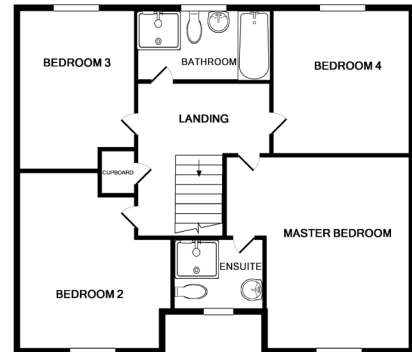
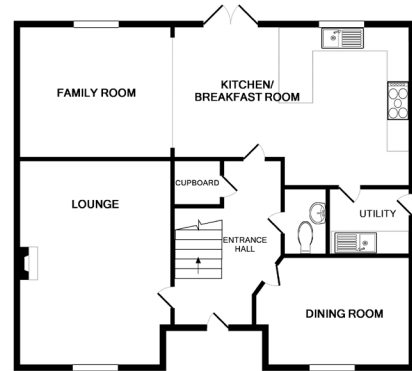
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ENERGY PERFORMANCE RATING



FLOOR PLANS

For Illustrative Purposes Only



TOTAL APPROX. FLOOR AREA 1839 SQ.FT. (170.9 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. 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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Agents Notes

Tenure

Freehold

Services

Gas Fired Central Heating. Mains Electricity. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Council Tax

Band E

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Newton Abbot take the A383 Ashburton Road. Turn right after Mile End Garage into Meadow Rise. Follow the road as it bears off to the right into Thistle Close.