

**SAMPLE
MILLS**



**Chestnut Drive
Milber
Newton Abbot
Devon**

£380,000
FREEHOLD





**Chestnut Drive, Milber, Newton
Abbot, Devon**

£380,000 freehold

An extended 4 bedroom detached family home situated in a cul-de-sac position in the popular residential area of Milber, providing easy access for all local facilities to include primary and secondary schools, shops, supermarkets, and leisure centre, as well as the A38/A380 and the main rail line to London Paddington.

The internal accommodation, which is well-presented throughout, comprises entrance porch leading to a downstairs cloakroom, lounge with wood burner, dining area leading to the garden room with access to the rear garden and enjoys distant views, extended German kitchen with integrated appliances, 4 bedrooms, (the master bedroom is large with French doors overlooking the rear garden enjoying similar views over towards Newton Abbot and Dartmoor beyond) and a family bathroom.

The property benefits from uPVC double glazing, gas central heating, gardens front and rear, garage plus off road parking.

Viewing is strongly recommended.



uPVC part double glazed door opening through to:

Entrance Porch

Door to:

Cloakroom

Low flush suite. Inset wash-hand basin with tiled splash back. Radiator. Obscure uPVC double glazed window.

Lounge – 4.99m x 4.18m (16'4" x 13'9")

Wood burner set within recess on hearth. Double panelled radiator. TV point. Telephone point. uPVC double glazed bay window to front. Understairs storage cupboard. Additional radiator. Staircase rising to first floor. Opening through to:

Dining Area – 3.20m x 2.71m (10'6" x 8'11")

Double panelled radiator. Opening through to:

Garden Room – 4.26m x 3.87m (14'0" x 12'8")

Double panelled radiator. Laminate flooring. uPVC double glazed windows overlooking the rear garden and enjoying distant views over towards Dartmoor. uPVC double glazed door leading to outside.

Extended German Kitchen – 5.25m x 3.18m (17'3" x 10'5")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas incorporating splash backs. 5 ring gas hob with extractor hood above. Built-in electric oven. Integrated dishwasher. Integrated fridge. uPVC double glazed windows to two aspects overlooking the side and rear garden enjoying similar views to the garden room. Spotlight points. Double panelled radiator. Glazed door back to the garden room. Courtesy door through to the garage.

First Floor Landing

Radiator. Built-in airing cupboard housing tank with electric immersion switch and shelving. Hatch to roof space.

Bedroom 1 – 7.50m x 2.68m (24'7" x 8'10")

Two radiators. uPVC double glazed window to front. uPVC double glazed French doors overlooking the rear garden enjoying similar views over towards Newton Abbot and Dartmoor beyond.

Bedroom 2 – 3.85m x 2.61m (12'8" x 8'7")

Radiator. uPVC double glazed window to front.

Bedroom 3 – 3.13m x 2.61m (10'3" x 8'7")

Radiator. uPVC double glazed window to rear aspect.

Bedroom 4 – 2.27m x 2.14m (7'5" x 7'0")

Single panelled radiator. uPVC double glazed window to front. Eye level wall cabinets.

Bathroom – 2.17m x 1.84m (7'1" x 6'0")

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Fully tiled walls. Obscure uPVC double glazed window.

Garage – 5.57m x 2.97 (18'3" x 9'9")

Gas boiler. Plumbing for washing machine. Metal up and over door. Power and light.

Outside

To the front of the property, there are two garden areas laid to lawn with various bushes and plants.

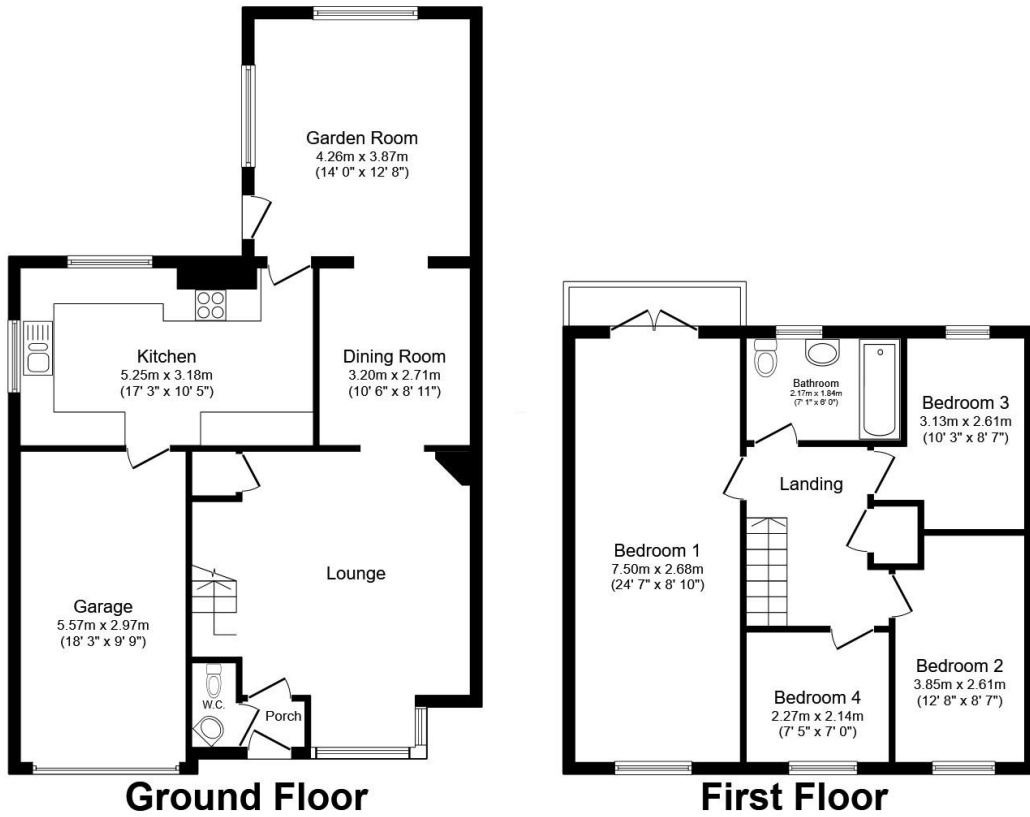
To the rear of the property, there is a small patio area leading onto a garden predominately laid to lawn with borders surrounding consisting of various bushes, plants and flowering shrubs. There is also a further garden area to the other side. There is also a garage plus off road parking.

Agents Note

Council Tax Band: 'D' £2308.83 for 2024/25

EPC Rating: 'C'





Total floor area 147.5 m² (1,588 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 69 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.