



Our View “A property and garden that must be seen to be appreciated”

This extended detached property offers spacious and well-presented living accommodation, featuring four bedrooms and occupying a corner plot with private enclosed gardens, views across the moor, a driveway, and garage. The property is situated within a cul-de-sac in Kingsteignton.

The accommodation begins with an entrance hallway, which benefits from storage beneath the staircase and provides access to a downstairs WC. This room features a low-level flush WC, pedestal wash hand basin set within a vanity unit, tiled flooring, and an obscured double-glazed window to the side. The living room is located at the front of the property and features a large double-glazed window and a wall-mounted feature gas fire. Internal double doors lead through to the delightful kitchen/breakfast room, which is fitted with a matching range of wall and base units complemented by granite work surfaces. There is a sink with mixer tap, integrated drainer, and waste disposal system, together with a range of built-in appliances including a double oven, fridge freezer, dishwasher, and microwave. An induction hob with extractor hood and lighting above, tiled flooring, a central island unit with additional storage, and a double-glazed window overlooking the rear garden complete the room. The kitchen opens into a spacious and practical utility room featuring continued tiled flooring, further matching wall and base units, a sink and drainer with mixer tap, additional integrated fridge and freezer, double-glazed windows to the side and rear, a door providing access to the rear garden, inset spotlights, and a door leading back to the

entrance hallway. From the kitchen/breakfast room, access is provided to a separate dining room. This room features wood-effect flooring, a double-glazed window to the side, and a door leading to a study. The study offers a variety of potential uses and benefits from a separate loft hatch and a double-glazed window to the front. Double doors from the dining room lead into the sunroom/conservatory, a pleasant space with tiled flooring, sliding doors opening onto the decking area, views over the garden, and attractive views towards the moor. From the entrance hallway, stairs rise to the first-floor landing, which provides access to four bedrooms. Two of the bedrooms are generous doubles and benefit from large built-in wardrobes. The principal bedroom further benefits from an en-suite shower room comprising a pedestal wash hand basin with storage beneath, an electric shower, fully tiled walls and flooring, and inset spotlights. The bedrooms situated at the rear of the property enjoy superb far-reaching views. Serving the remaining bedrooms is a modern family bathroom comprising a low-level WC, pedestal wash hand basin, oversized panelled bath with electric shower, part-tiled walls, fully tiled flooring, and an obscured double-glazed window to the side. From the landing there is a useful airing cupboard and a hatch providing access to the loft space. Externally, the property is surrounded by attractive and well-maintained gardens. To the front, there is a block-paved driveway leading to the garage, which features a metal up-and-over door and power and lighting. To the rear is a deceptively spacious and private garden that must be viewed to be fully appreciated. A decked seating area extends directly from the sunroom/conservatory,

creating an ideal space for outdoor dining and entertaining. The garden continues to the side of the property, allowing you to enjoy different areas of sunshine throughout the day. A few steps lead down to a lawned garden that spans the width of the plot and is bordered by a colourful assortment of flower beds. Additional features include a timber-built storage shed, outside tap, and gated side access.

LOUNGE 14' 8" (4.48m) x 13' 3" (4.03m)
KITCHEN 13' 1" (3.98m) x 11' 10" (3.6m)
UTILITY 8' 7" (2.61m) x 7' 1" (2.15m)
DINING ROOM 12' 4" (3.75m) x 8' 11" (2.71m)
STUDY 8' 11" (2.71m) x 6' 1" (1.85m)
CONSERVATORY 10' 2" (3.11m) x 5' 3" (1.6m)
BEDROOM 1 13' 8" (4.17m) x 10' 10" (3.29m)
BEDROOM 2 10' 10" (3.3m) x 10' 6" (3.2m)
BEDROOM 3 9' 5" (2.88m) x 10' 9" (3.28m)
BEDROOM 4 9' 5" (2.88m) x 7' 2" (2.19m)

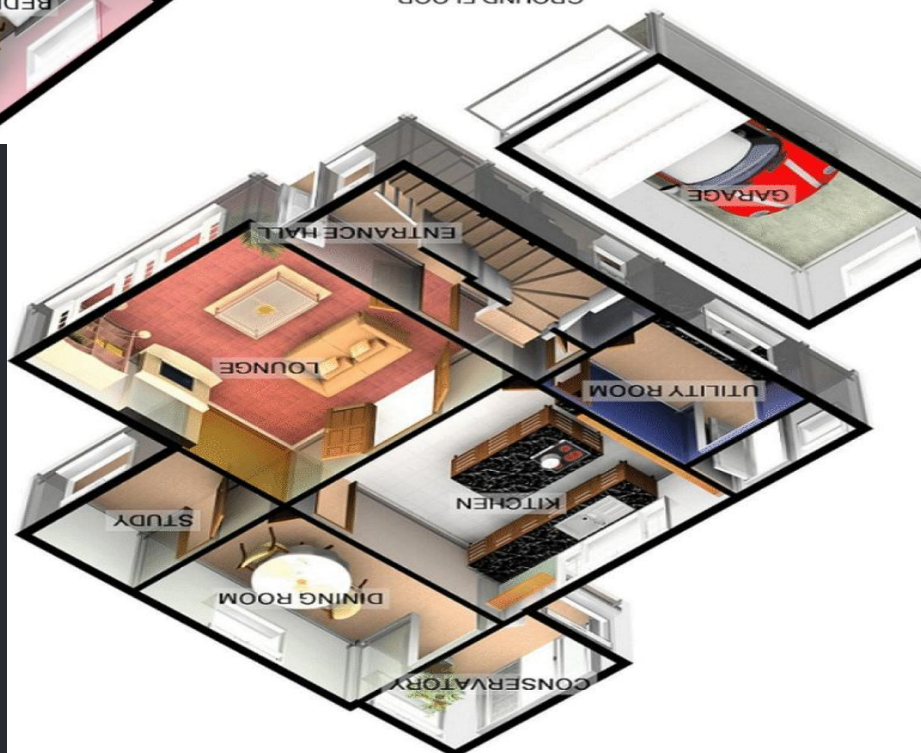
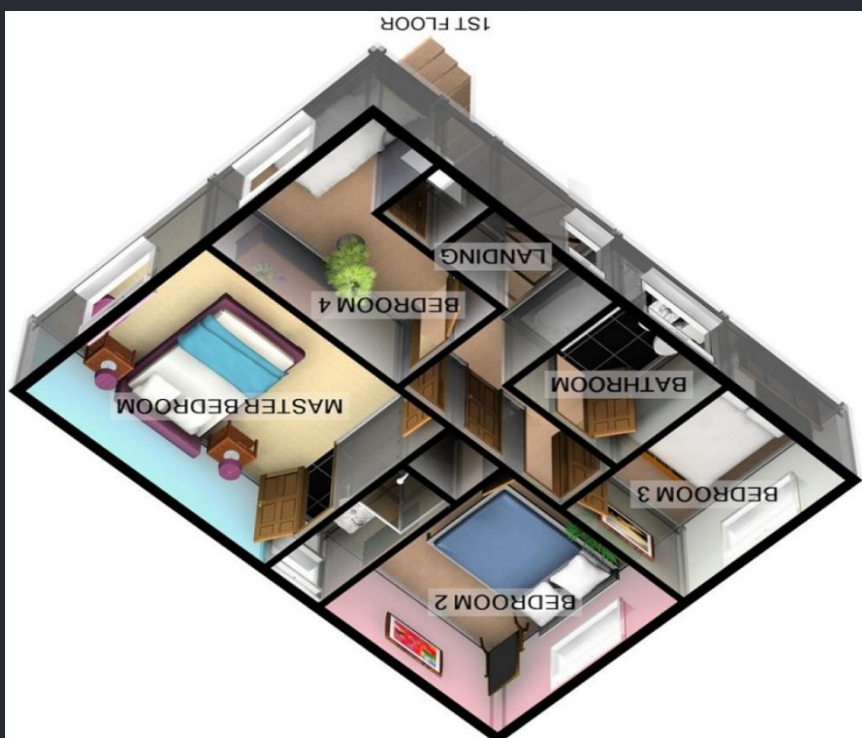
- Well presented detached property
- Living room
- Kitchen breakfast room
- Separate dining room
- Utility room
- Study
- Four bedrooms (master ensuite)
- Family bathroom
- Superb enclosed gardens
- Driveway and garage





ALLSWORTH
PROPERTY

6 Queen Street | Newton Abbot | Devon | TQ12 2EF | Tel: 01626 298400



ALLSWORTH
PROPERTY

17 Orbec Avenue, Newton Abbot, TQ12 3ED
Guide Price £435,000 Ref: [DSN7238](#)

