

SIMPLY GREEN

Meadow Halt,
Ogwell
Newton Abbot



An extended, spacious and superbly presented semi-detached house, located in the popular area of Ogwell, close to the highly desirable Canada Hill primary school.

The accommodation is well laid out throughout benefitting 3 bedrooms with a master ensuite, living room, dining room, kitchen/ family room, utility room, WC and family bathroom. Externally there are low maintenance private gardens and a garage and driveway.

The property is located in the sought-after area of Ogwell.

Ogwell is on the outskirts of Newton Abbot and offers a well-regarded primary school, church, and public house.

The market town of Newton Abbot is less than one mile away and offers a wide range of amenities including shops, supermarkets, primary and secondary schools, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

A welcoming canopy porch greets you at the entrance, with warm external lighting illuminating the way to a stylish UPVC obscure double-glazed patterned door. Step inside, and you're met with a bright and airy hallway, where a staircase rises gracefully to the first floor. A door on your left draws you into the heart of the home—a modern and inviting kitchen/family room that seamlessly blends form and function.

The kitchen boasts sleek granite worktops that sparkle under the soft glow of under-cupboard lighting. The stainless steel single drainer sink sits neatly within the worktop, accompanied by matching high-gloss cupboards and drawers that offer ample storage. Integrated appliances are thoughtfully arranged: an induction hob, a stainless steel electric oven, a conventional oven, a steam oven, a microwave, and even a dishwasher are all at your fingertips. A charming bay-fronted window to the front aspect allows natural light to stream in, enhancing the contemporary design. Tucked away, an under-stairs cupboard provides additional practicality within the family room.

From the kitchen, the home opens into an extended dining and family living area, where comfort and style converge. The dining room is a showstopper—a perfect space for gatherings, with room for a large table surrounded by friends and family. Inset spotlights and wall lights add a touch of ambiance, while wooden panelled flooring stretches across the room. A UPVC double-glazed window offers views of the beautifully landscaped rear garden, and French patio doors beckon you outside.

The space flows effortlessly into the living area, a generous and versatile room. Another large window overlooks the rear garden, and a door leads discreetly to a downstairs WC, completing the ground-floor convenience.

For added practicality, a separate utility room is tucked away, fitted with matching cupboards and a circular stainless steel sink. Plumbing is ready for a washing machine, and a door connects to the integral garage, which boasts a roll-top electric door, wall units, shelving, and space for extra appliances.

The first floor continues the story of thoughtful design. A bright landing leads to three well-proportioned bedrooms and a family bathroom. The master bedroom feels like a retreat, with dual aspect UPVC double-glazed windows flooding the room with light. A walk-in wardrobe with shelves, hanging space, and inset spotlights offers plenty of storage, while a door leads to a luxurious en-suite shower room. Here, twin wash hand basins sit elegantly atop fitted drawers, while a tiled shower cubicle, heated towel rail, and shaver point complete the contemporary design.

The second bedroom, also a double, enjoys a front-facing view through a large window, with a built-in double wardrobe providing functionality. Meanwhile, the third bedroom, a generously sized single, overlooks the tranquil rear garden, making it an ideal child's room, office, or guest space.

The family bathroom exudes charm with part-tiled walls and modern fittings. A panelled bath with an overhead shower invites relaxation, while the pedestal wash basin, WC, heated towel rail, and extractor fan cater to every need.

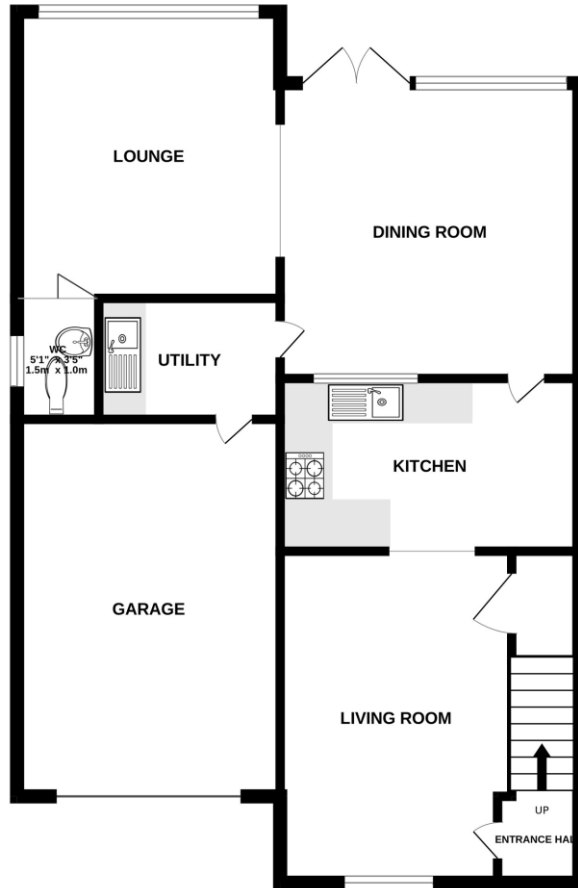






Floorplan

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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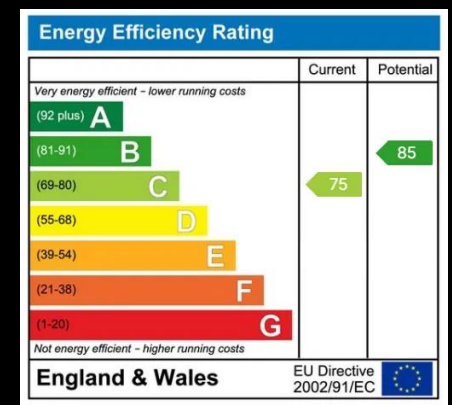


**TENURE: Freehold
COUNCIL TAX BAND C**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET

Outside

Outside, the property continues to impress. The front garden is a welcoming expanse of brick-paved patio bordered by flowerbeds, with external lighting highlighting the thoughtful landscaping. A side gate leads to the rear garden, where a true haven awaits. This space has been beautifully landscaped, featuring a composite deck area with solar lighting and steps leading to the French patio doors of the dining and living area. Stone chip paths wind their way through artificial lawns, while timber fencing ensures privacy. A cold-water tap and further external lighting add the final touches to this outdoor oasis.

This home offers more than just accommodation; it provides a lifestyle—a perfect blend of modern living, practical spaces, and inviting outdoor areas, ideal for family life and entertaining alike