

SIMPLY GREEN

Cranesbill Way,
Newton Abbot



Offered to the market with no onward chain is this beautifully presented mid terraced home built by Redrow in 2016.

The accommodation comprises a living/dining room, modern kitchen, downstairs WC, 3 bedrooms, master ensuite & family bathroom. Externally there is a driveway providing two parking spaces and a low maintenance level rear garden.

Viewing is essential!

The property is situated on the outskirts of Newton Abbot and near a well-regarded primary school, two secondary schools, a church, countryside walks, and a bus stop. The market town of Newton Abbot is less than 2 miles away. It offers a wide range of amenities including shops, supermarkets, 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.

Accommodation

Entering the property through an obscure double-glazed door, you are welcomed into an entrance hallway featuring a staircase that rises to the first floor. The hallway benefits from an under-stairs cupboard with plumbing and drainage for a washing machine and an additional built-in storage cupboard. An opening leads through to a modern kitchen fitted with a UPVC double-glazed window to the front aspect.

The kitchen is equipped with a range of high-gloss base cupboards, drawers, and matching wall units, complemented by fitted worktops and an inset sink and drainer. Integrated appliances include a four-ring gas hob with a stainless steel extractor hood above and a stainless steel double electric oven. A built-in fridge and freezer complete the modern kitchen setup.

From the entrance hallway, a door leads to the ground floor WC, which is fitted with a wash hand basin and WC. Another door opens to the living room/diner, a spacious area with a set of UPVC double-glazed sliding patio doors accompanied by side windows, providing access to the generously sized rear garden.

First Floor Accommodation

The landing provides access to all principal rooms, a loft space, and an airing cupboard housing a factory-insulated hot water cylinder.

The master bedroom, located at the front of the property, features a UPVC double-glazed window and a fitted double wardrobe with sliding doors, hanging space, and shelving. A door leads to the en-suite shower room, which includes:

- A tiled shower cubicle
- A wall-mounted heated towel rail
- A wash hand basin with a fitted mirror
- A shaver point, extractor fan, and WC.

Two further bedrooms are located at the rear of the property, both featuring UPVC double-glazed windows overlooking the garden.

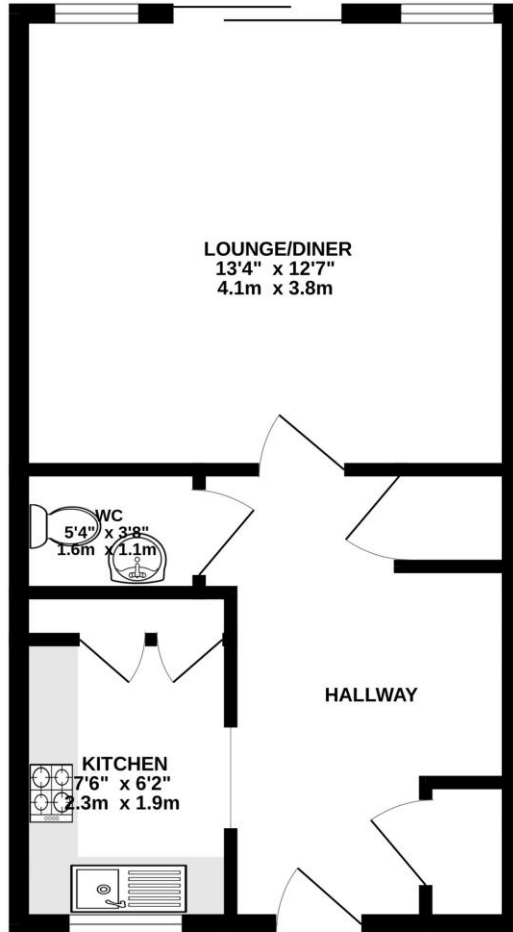
The accommodation concludes with a modern family bathroom, offering:

- Part-tiled walls
- A panelled bath with a shower overhead
- A wash hand basin with a fitted mirror above
- A WC, shaver point, and extractor fan.

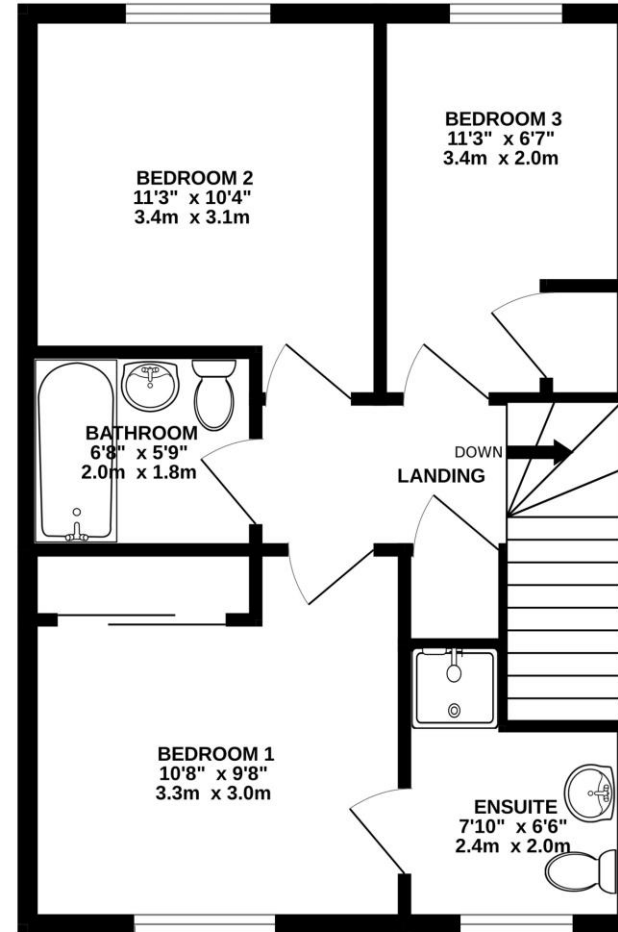




GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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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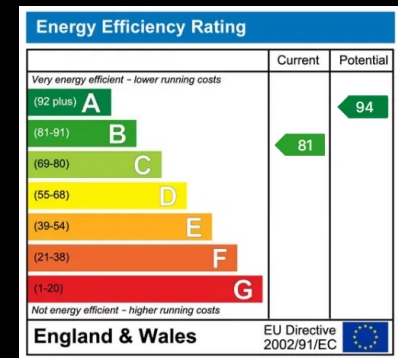
COUNCIL TAX BAND: C

TENURE: FREEHOLD

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.



Outside

The front of the property offers two allocated parking spaces, along with external lighting and a bordered flowerbed filled with shrubs. A covered path leads to a gate which leads to the rear garden.

The landscaped rear garden has been designed for low-maintenance enjoyment, featuring an artificial lawn bordered by timber fencing. An expanse of patio offers an ideal space for outdoor seating, with a side gate providing access to the front of the property. Toward the rear of the garden, there is an additional paved patio area, bordered by flowerbeds and mature trees.

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