

SIMPLY GREEN

Nicholls Place

Bovey Tracey





## 5 BEDROOM DETACHED TOWNHOUSE

- ◆DETACHED FAMILY HOME
- ◆SOUGHT AFTER AREA
- ◆5 DOUBLE BEDROOMS
- ◆2 ENSUITES
- ◆DOUBLE GARAGE
- ◆OFF ROAD PARKING
- ◆PRIVATE ROAD
- ◆BUILT IN 2018 WITH 10 YEAR NHBC WARRANTY
- ◆BEAUTIFULLY PRESENTED THROUGHOUT
- ◆FREEHOLD. COUNCIL TAX BAND E.

Situated in a highly sought after area of Bovey Tracey, built in 2018, this beautiful family home offers spacious accommodation throughout. Set over 3 floors, with 5 double bedrooms and 2 ensuites. Boasting a spacious lounge, kitchen/diner, ground floor W/C and further family bathroom. Set within a private road with a scenic outlook to the front looking across Haytor, the property also has a double garage, with utility/workshop space and off road parking for multiple cars. Incredibly well presented throughout, just a short walk away from bus links to schools and amenities, benefitting from the remainder of an NHBC Warranty.





## Accommodation

UPVC Door opening into entrance hallway, with central heating radiator, power and telephone points, smoke alarm & tiling to flooring. Stairs to the 1st floor.

Ground floor WC; with extractor fan and suite comprising of low level WC with wash basin. Tiling to splashback & flooring.

Modern Kitchen/Diner boasts double glazed windows to the front and rear with tiling to flooring leading into the kitchen. The kitchen suite offers a range of wall and base units with worksurfaces and tiling to splashback, spotlights to ceiling and central heating radiator. Integrated cooker with gas hob and extractor fan over, integrated dishwasher, inset ceramic sink with mixer tap.

Further range of wall and base units housing integrated fridge freezer, with further worksurfaces and tiling to splashback. Cupboard housing the boiler. Door leading to rear gardens. Further door with under stair storage cupboard.

To the lounge there are double glazed windows to the front and rear with French Doors opening into the rear gardens. Central heating radiator & a range of power and media points.

## First Floor Accommodation

The first floor is bright and spacious with double glazed window to the front, smoke alarm, power points and central heating radiator. Airing cupboard housing the water cylinder. With doors leading to. Family Bathroom Suite, modern white three piece suite comprising of bath with shower over, glass screen, low level WC with hidden cistern, wash hand basin, central heating towel rail, spotlights to ceiling, extractor fan. Tiling to flooring and surround. Obscure glass double glazed window to the rear.





Bedroom One comprising of double glazed windows to the front, central heating radiator, power and media points. Fitted wardrobes with mirrored sliding doors offering a range of hanging rail and shelving storage.

Ensuite; comprising of shower with glass sliding doors, low level WC with hidden cistern, wash basin & mixer tap. Tiling to splashback, spotlights to ceiling, shaving point, extractor fan, tiling to flooring and obscure glass double glazed window to the rear.

Bedroom 4, with double glazed window to the front, power points.

Bedroom 5, with double glazed window to the rear, power points.

#### Second Floor Accommodation

Second floor landing offers further storage space into the eaves, with central heating radiator, thermostat and smoke alarm. Velux window to the rear and doors leading to.

Bedroom Two with double glazed window to the front and Velux to rear with scenic views. Central heating radiator, power points, fitted wardrobe storage with a range of shelving and hanging rail.

Bedroom Three with double glazed window to the front, power points and door leading to ensuite. Modern suite comprising of shower with glass door, low level WC with hidden cistern, wash basing with mixer tap and Velux window to the rear. Spotlights to ceiling and central heating radiator.

#### Outside

To the rear of the property there is a patio area with timber lean to giving cover and access to the garage. Outside power point and tap. Shed and lawned garden with a range of mature shrubs and bushes. Side access with pathway leading to the front, with storage space for bins.

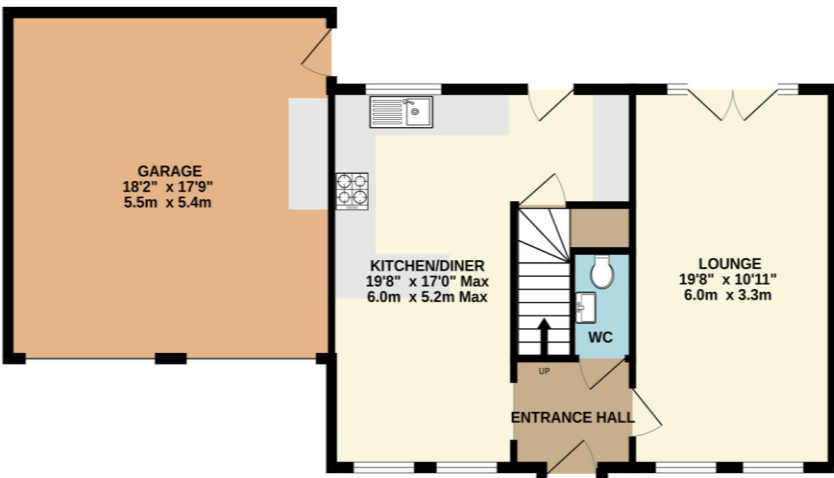
To the front of the property there is off road parking for multiple cars with pathway leading to the front. Well matured and maintained front gardens with an array of shrubs and bushes, lawned area and further pathway.

The garage comprises of two single up and over garage doors, with lighting and power points, water mains and drainage to offer a utility area. Base units with work surfaces and storage, space and plumbing for washing machine.

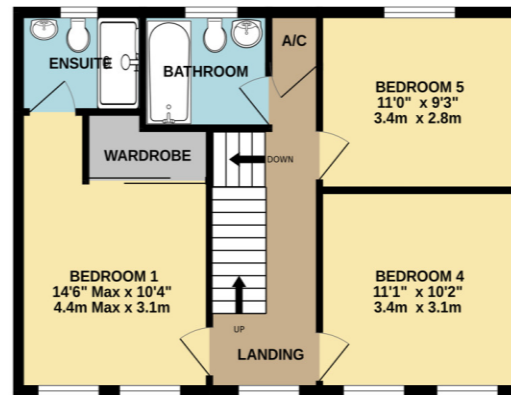


# FLOORPLAN

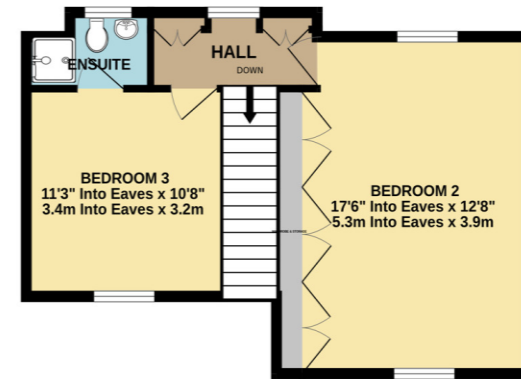
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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WE WILL GIVE YOU TWO FREE  
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PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
FACE TO FACE**



**WE WILL ALSO ARRANGE A  
QUOTE FOR A SURVEY ON  
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GIVING YOU PEACE OF MIND TO  
MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

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ON WHAT IS MOST LIKELY  
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SPEND!



**AND AS FOR THE FINAL STEP,  
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