



SIMPLY GREEN

Rydon Road

Kingsteignton



A beautifully presented and spacious four-bedroom detached home offering two floors of modern and versatile accommodation. Featuring stylish finishes throughout, this property boasts a stunning open-plan kitchen/dining area, triple-aspect lounge, utility room, ground floor WC, four well-proportioned bedrooms, including a luxurious primary suite with walk-in wardrobe and en-suite, and well-maintained landscaped gardens with a bespoke, fully insulated workshop/garden room and garage. Perfectly suited for families or those working from home, this home blends contemporary living with practical design.

### **Accommodation**

A composite front door with obscured UPVC double-glazed panels opens into a welcoming entrance hallway, featuring oak internal doors, a central heating radiator, under-stair storage, and access to all principal ground floor rooms. The hallway leads directly into all rooms. The utility room is fitted with modern gloss wall and base units, composite sink and a half with mixer tap, LVT flooring, tiled splashbacks, and space and plumbing for a washing machine and tumble dryer. A UPVC door and window open onto the rear garden. From here, there is access to a ground floor WC with a low-level toilet, round ceramic wash basin with mixer tap, chrome heated towel rail, vanity shelf, mirror, extractor fan, and a rear-facing UPVC double-glazed window.



A stunning open-plan kitchen and dining room spans over 7 metres in length and features solid oak flooring, coved ceilings, central heating radiators, and wall lighting. The dining area is bright and spacious, with UPVC French doors opening to the front patio sun terrace, side access door, and additional windows bringing in natural light. The kitchen offers a sleek, modern finish with high-gloss units, granite worktops and upstands, a Neff hob with extractor fan, twin Neff ovens (under warranty), integrated microwave and coffee machine, integrated dishwasher, composite sink with pop-up power points in the island, LED under-unit lighting, space for an American-style fridge freezer, and a concealed boiler cupboard. Soft-close drawers and an accessory drawer provide smart, practical storage.

The lounge is accessed via the hallway and benefits from triple-aspect UPVC double-glazed windows (with plantation shutters) and French doors to the front and rear. Additional highlights include engineered oak flooring, central heating radiators, a gas fireplace, feature wall lights, and coved ceilings. From the lounge, French doors lead out onto a sandstone-paved courtyard patio, ideal for entertaining.

Stairs rise from the entrance hallway to a spacious first-floor landing with loft access, fitted storage cupboards, and doors leading to all bedrooms and the family bathroom. The family bathroom has a modern white suite including a panel bath with mixer tap and shower attachment, a separate electric shower with PVC panelled surround and glass screen, low-level WC, vanity wash basin with mixer tap and storage below, half-height tiling, chrome heated towel rail, and an obscured UPVC double-glazed window to the rear. Additional storage is available within the eaves.



The primary bedroom is located at the front of the house with UPVC double-glazed windows overlooking the garden, central heating radiators, and access to a walk-in wardrobe with a full range of hanging and shelving storage, and further eaves access. A stylish en-suite bathroom includes a walk-in shower with sliding glass screen and PVC panel surround, wall-hung vanity unit with mixer tap and LED mirror above, low-level WC, brushed chrome ceiling spotlights, timber-framed window to the rear, LVT flooring, and shaver point.

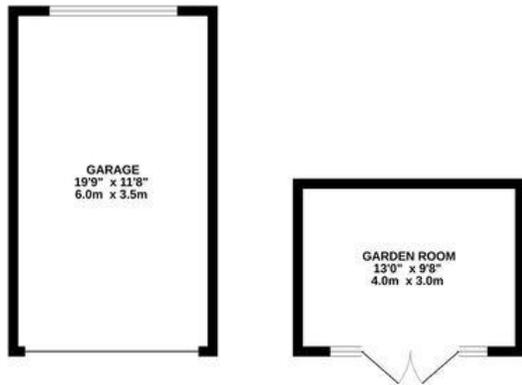
Bedroom Two features a rear-facing window, central heating radiator, power points, and fitted wardrobes with hanging and shelving space. Bedroom Three is positioned at the front and includes UPVC double-glazed windows, central heating radiator, media points, and ample space for furniture. Bedroom Four, currently used as a home office, also overlooks the front garden and is equipped with fitted storage, radiator, and power points.

The landscaped rear garden wraps around the property with well-kept lawns, mature shrubs and bushes, and a pathway leading to a bespoke timber workshop, currently used as a home salon. The workshop is fully insulated with power, lighting, water, and drainage. A side path leads to the front garden, which offers a wraparound driveway with off-road parking for multiple vehicles, a garage with up-and-over door, lighting, power points, windows, and overhead storage. The front garden also features a level lawn, palm trees, mature planting, a greenhouse, and a shed.

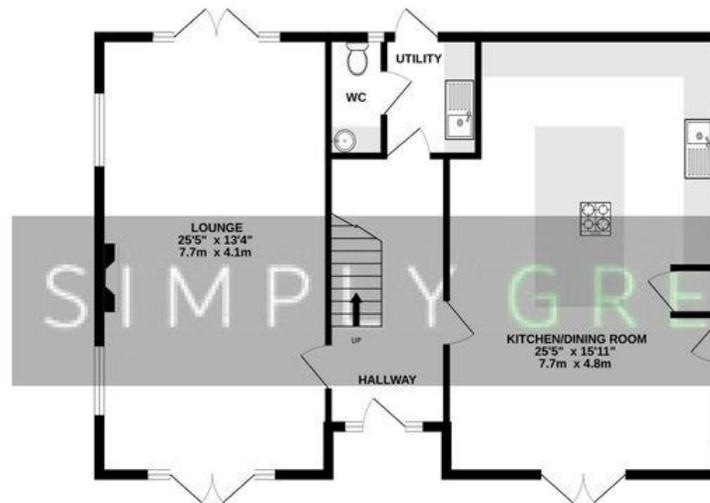




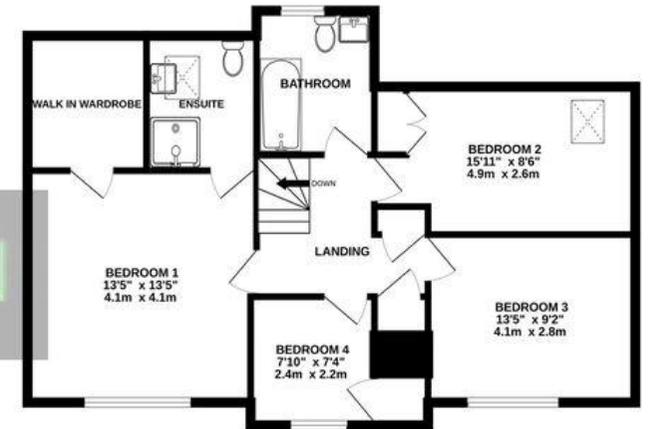
OUTBUILDINGS



GROUND 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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